

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.

Prime Business Unit

Business Unit

TO LET

Unit 12 Rockhaven Business Centre, Gravenchon Way, Street Business Park, Street BA16 0HW

- New Business Unit on popular, established Business Park
- Ground Floor 92.90 sqm (1,000 sqft) First Floor Mezzanine 46.35 sqm (500 sqft)
- 3 Car Spaces
- No Business Rates currently payable for qualifying businesses
- Available on new lease
- Potential to combine with adjoining unit to provide 278.70 sqm (3,000 sqft)

Rent £14,500 per annum exclusive

Location

Street has a population of circa 13,800 and is home to Clarks Village which attracts over 4 million visitors each year.

Rockhaven Business Centre is located on the west side of Street with direct access from the Westway via Gravenchon Way serving Street Business Park, occupiers include Sainsbury's, Lidl The Food Warehouse, Pets at Home McDonald's and Home Bargains.

Description

The unit has the following features:-

- Steel Portal Frame
- Insulated Roof and cladding and roof lights
- Double glazed doors / windows
- Smooth finish power floated concrete floor
- Sectional overhead insulated loading door
- Timber boarded first floor
- Ground 20kn/sqm, First 3.5 kn/sqm floor loading
- Doc M DDA compliant WC
- BT Fibre accessed via timber
- 3 allocated car parking spaces

Floor Areas

The unit has the following gross internal floor area:

Ground 92.90 sqm (1,000 sqft)

First Floor 46.45 sqm (500 sqft)

Adjoining Unit 11 similarly sized is available and an opening can be created to combine the units and provide a double unit totalling 3,000 sqft

Business Rates

Rateable Value : £10,000

Qualifying businesses currently will have no business rates to pay.

Terms

The unit is available by way of a new internal repairing lease for a term of years to be agreed subject to periodic rent reviews.

A service charge is payable towards upkeep and maintenance of the common areas of the development

Rent

The unit is available at a rent of £14,500 per annum exclusive.

VAT

VAT will be charged on rent and service charge

EPC

The Unit has a "B" EPC Rating

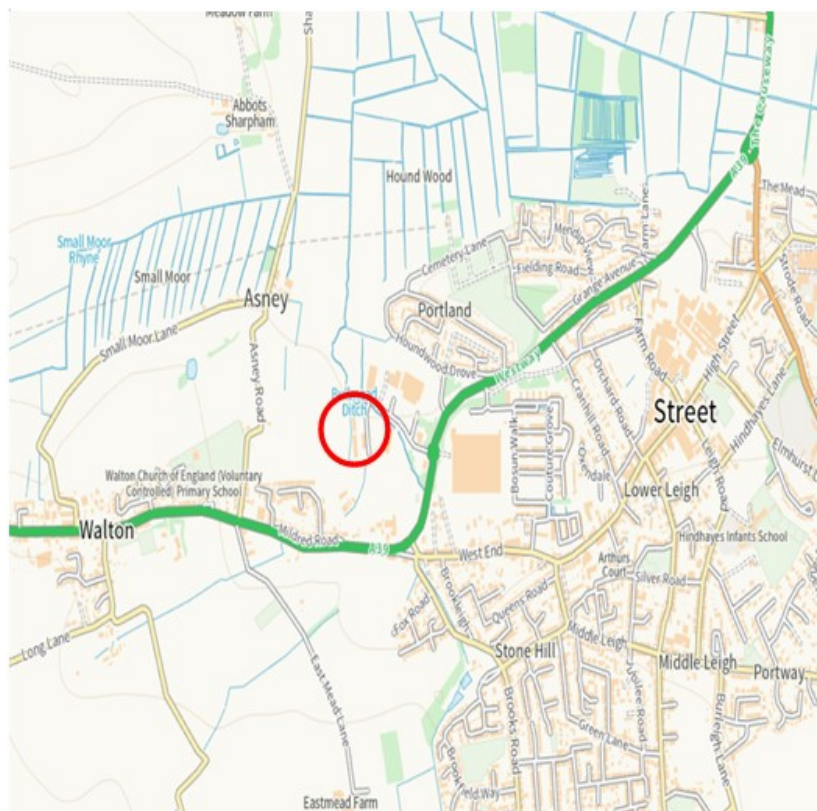
Viewing

Strictly by appointment with joint agents:-

Robert Clark/ Zack Dennington

Greenslade Taylor Hunt.

22 Princes Street, Yeovil, Somerset, BA20 1EQ



Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.



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