

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background. The background image shows a modern industrial building with two large blue roller doors, a brick base, and a glass entrance door with the number '1' above it. The building is set in a parking lot under a cloudy sky.

gth

BUSINESS UNIT

FOR SALE /TO LET

Unit 1, Glenmore Business Park

Yeovil, Somerset, BA22 8XG

- A modern business unit in Yeovil's premier business park.
- Ground Floor 85.19 sq m (917 sqft).
- First Floor Fitted offices 44.68 sqm (481 sqft)
- 2 allocated car spaces

Rental Guide £15,750 per annum exclusive

Sale Guide price: £240,000

Location

Glenmore Business Park comprises a new development of 41 units in a landscaped setting within an established commercial area in Yeovil. The site is situated close to Yeovil town centre and within easy reach of road networks leading to Taunton/M5, Bristol/M4 and the A303 to the M3.

Description

A newly constructed industrial unit built with steel portal frame, low-level brick fascias and high-quality micro-rib cladding systems. The premises features 6 metre internal eaves height, vehicular access roller shutter, first floor offices and two allocated parking spaces.

Floor Areas

Ground Floor	917 sq ft	85.19 sq m
First Floor	<u>481 sq ft</u>	<u>44.68 sq m</u>
Total	1,398 sq ft	129.87 sq m

Business Rates

We are advised by the Valuation Office that the premises' current rateable value is £10,000.

Qualifying businesses currently will have no business rates to pay.

Rental

The unit is available to let by way of a new full repairing and insuring lease for a term by arrangement .

Rental Guide: £15,750 per annum exclusive.

Sale Price

The freehold is available at a guide price of £240,000

Service Charge

A service charge to cover Estate Maintenance and Management is levied—further details upon request.

VAT

We have been advised the premises is currently registered for VAT and therefore VAT will be payable on the rent and service charge.

Services

Three phase electricity, mains gas, water and drainage.

Legal Costs

Each party is to bear their own legal and professional costs.

Energy Performance Certificate

The property has a energy performance rating of B49. A full copy of the EPC is available upon request.

Viewing

Strictly by appointment with sole agents:-

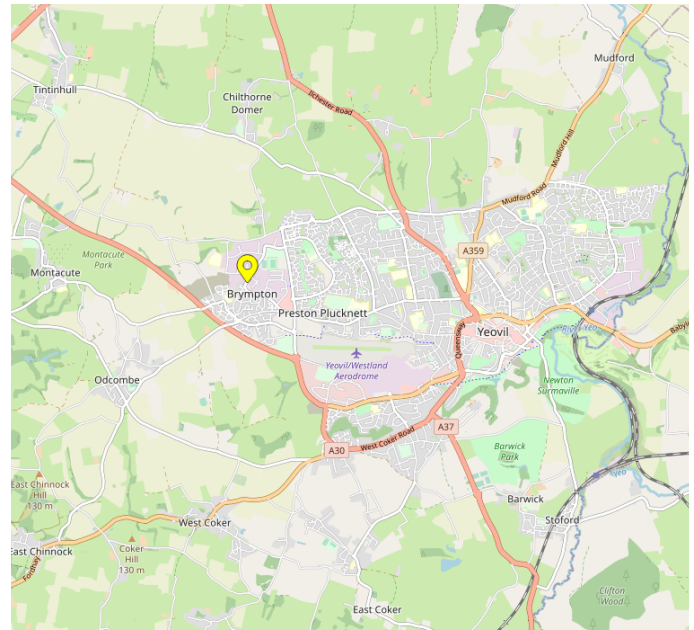
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Important Notice

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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