

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

Business Unit

**Business Unit**

**TO LET**

**Units 9 & 10 Larchfield Industrial Estate, Dowlish Ford, Ilminster, Somerset, TA19 0PF**

- Double Business unit available individually or combined suitable for workshop, storage and office uses
- Located on popular Industrial Estate
- From 92.90 sqm (1,000 sq ft) to 185.80 sqm (2,000 sqft)
- Adjoining units totalling 1,025 sqft also available if larger accommodation required
- Flexible Lease Terms

**Rent £6,500 per annum exclusive per unit**

## Location

The historic market town of Ilminster with a fine minster Church that gives the town its name is located just south of the A303 trunk road which links the south west with the M3 and the south east and is some 12 miles equi-distance between Taunton to the west and Yeovil to the east. The town has seen considerable growth in recent years.

The town has a thriving commercial sector with renowned companies such as Gooch and Housego and Powmatic based in the town.

Dowlish Ford is situated approximately 1.5 miles south of Ilminster and close to the A358 Chard – Ilminster Road.

Larchfield Estate is a popular Industrial Estate comprising 3 terraces of light industrial and business premises divided to provide 12 units.

## Description

8 and 9 Larchfield Industrial Estate have been combined to provide a good sized workshop / storage unit benefitting from two double doors and providing open plan accommodation with ancillary WC facilities. Ample car parking spaces are provided.

## Floor Areas

Unit 9 Total 95.22 sqm 1,025 sq ft

Unit 10 Total 95.22 sqm 1,025 sq ft



## Rent

The units are each available at a rent of £6,500 per annum exclusive.

## Business Rates

Unit 9 & 10 Rateable Value : £7,700

A new Business Rates Assessment will be required if units are let separately. Qualifying businesses currently will have no business rates to pay.

## Service Charge

The incoming tenant to pay 10% of the annual rent contribution towards building insurance, landlord's cost of repair and maintenance to the exterior of the property and communal yard and Estate road.

## Terms

The units are available by way of a new internal repairing lease for a term of years to be agreed.

## Services

Electricity, mains water and drainage are connected to the property.

## Viewing

Strictly by appointment with sole agents:-

Robert Clark, Greenslade Taylor Hunt.

22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: 01935 423474

Email: [robert.clark@gth.net4](mailto:robert.clark@gth.net4)

## 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.

Unit 9



Unit 10



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