

The logo for gth, consisting of the lowercase letters 'gth' in a white, sans-serif font on a red rectangular background.

Office Suites

TO LET

Maltravers House, Petters Way

Yeovil, Somerset, BA20 1SH

- Office suites, available as a whole or by floor. Floors can also be divided.
- 1,567 - 13,588 sq ft
- To be refurbished to tenant's requirements.
- Air conditioning if required, terms to be negotiated.
- Allocated car parking.
- Communal ground floor reception/security.

New lease/s, flexible terms - Rent on application

Location

Maltravers House is located at the southern end of Petters Way within 200 yards of Yeovil's town centre shopping area. The property is surrounded by mixed commercial and residential uses with a number of civic buildings in close proximity including the Magistrates Court, South Somerset District Council Offices and the Octagon Theatre. Yeovil is situated 35 miles south of Bristol and the M5 motorway is approximately 20 miles to the west.

Description

Maltravers House is a detached two wing four/five storey office building with a shared central service core with two 8 person lifts. The accommodation is predominantly open plan although can be partitioned if required. The building was refurbished in 2012 including new windows, a new front entrance hall and exterior redecoration.

The first and second floors of Block A, and the lower ground floor of Block B, are available as a whole or by floor. Floors can also be divided. Air conditioning can be provided, if required, at an additional rent, terms to be negotiated. The internal photographs are of another suite to give an indication of the standard the accommodation can be refurbished to. Separate archive storage is available if required, terms to be negotiated.

Floor Areas

First Floor	4,640 Sq Ft	431.06 Sq M
Second Floor	4,369 Sq Ft	405.88 Sq M
Lower Ground Floor	4,549 Sq Ft	422.61 Sq M

Consideration will also be given to dividing floors to form suites from 145.61 (1,567 sq ft). There are a total of 23 allocated car parking spaces available.

Lease

New effectively full repairing and insuring lease/s, terms to be negotiated.

Rent

Rent on application, depending on specific tenants refurbishment requirements.

Rates

To be assessed.

EPC

The EPC rating for this property is D (78).

Service Charge

A service charge is payable for communal maintenance and buildings insurance, further details available on request.

Legal Costs

Ingoing tenant to be responsible for the landlords legal costs incurred in the transaction.

Fixtures and Fittings

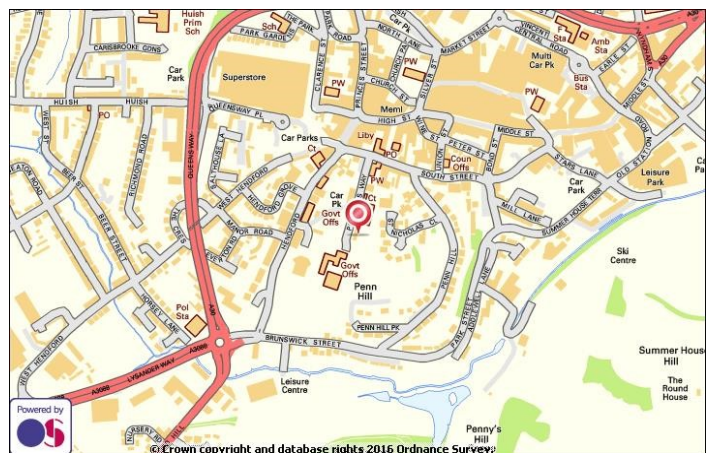
All fixtures and fittings are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the owners nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.

Viewing

Strictly by appointment with joint sole agents:-

Tim Wright of Greenslade Taylor Hunt
T: 01935 423474 E: tim.wright@gth.net

David Foot of Chesters Harcourt
T: 01935 415454 E: info@chestersharcourt.com



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.