

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

Prime Office Unit

Rural Office & Workshop / Store Unit

TO LET

Unit 4 Winford Workshops, Higher Halstock Leigh, Yeovil, Somerset, BA22 9QX

- Attractive rural workshop unit
- 6 miles from Crewkerne, 8 miles from Yeovil
- 78 sqm (1,800 sqft)
- Flexible Lease terms

Rent £600 per calendar month

Location

Winford Rural Workshops are located in the rural position of Higher Halstock Leigh. Halstock Leigh is a small hamlet some 2 miles from Halstock, 8 miles south of Yeovil and approximately 6 miles south east of Crewkerne.

Description

Winford Rural Workshops comprises 3 terraces of rural workshops and offices.

The vacant unit provides reception area, two interconnecting offices and two workshop / storage areas with kitchen and WC facility.

The unit benefits from a pedestrian door and double wooden doors access the workshop / storage areas.

On site parking is available.

Floor Areas

Total	78.03 sq m	1,800 sq ft
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Services

The units benefit from electricity and water and drainage .

Lease Terms

The unit is available for occupation for a minimum period of 1 year. The tenant will pay rent on a monthly basis and will meet the costs of electricity consumed plus a proportion of water and drainage costs and building insurance. These costs are met by the Landlord and are reimbursed by the occupying tenants.

Rental Guide

Unit 4: £600 per calendar month (£7,200 per annum) exclusive.

Business Rates

Rateable Value Unit 4: £3,700

Qualifying businesses will currently have no business rates to pay.

Legal Costs

The incoming tenant will make a contribution of £500 plus VAT towards the legal costs incurred in drawing up legal documentation.

Viewing

Strictly by appointment with sole agents:-

Robert Clark, Greenslade Taylor Hunt.

22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: 01935 423 474

Email: robert.clark@gth.net



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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