



# Unit 1, Barrington House

## Watercombe Park, Lynx Trading Estate, Yeovil, Somerset, BA20 2HL

Modern Ground Floor Offices with Allocated Parking.

£28,000 per annum plus VAT





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Viewing - Strictly by appointment.  
Yeovil Commercial office on 01935 382902

High-quality ground floor offices with allocated parking  
236.60 sq. m / 2,547 sq. ft.

### Situation

The property is located on the Watercombe Business Park which adjoins the Lynx Trading Estate, Yeovil.

Yeovil is South Somerset's Regional Centre located 28 miles East of Taunton, 50 miles North East of Exeter, 32 miles South of Bath and 125 miles South West of Central London.

Lynx Trading Estate is a large and popular industrial trading estate well located on the south western outskirts of Yeovil, just off the A3088 link road providing access to the A303.

Nearby occupiers include, Boeing Defence, Prenax, Tool Station. Old Creamery, Apollo Motor Group and Wessex Packaging.

### The Property

Unit 1 comprises a self-contained ground floor office, forming part of a multi-occupied office building known as Barrington House.

Unit 1 features a private personnel entrance fitted with secure keycard activated door entry system.

The office contains predominantly open plan accommodation and is fitted with a number of contemporary private office rooms, to accommodate both individuals and meetings, together with a modern fitted kitchen and male and female W/C facilities.

The accommodation is fitted to high-quality internal specification with fully carpeted flooring, perimeter cable trunking, category II lighting and suspended ceiling with a built-in temperature control heating/cooling air conditioning system.

The net internal floor area measures **236.60 m<sup>2</sup> (2,547 ft<sup>2</sup>)**

There are two allocated parking spaces available to the front of the buildings with unrestricted car parking available nearby upon the Lynx Trading Estate.

### Services

Mains electricity, gas, water and drainage are available.

### EPC

TBC

### Local Authority

South Somerset District Council  
01935 462462

### Business Rates

Rateable Value (2022/23) of £19,000.

### Code for Leasing Business Premises

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or via the website:- [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

### Rent

£28,000 per annum, plus VAT  
(£11.00 psf)

### Lease Details

The property is to be let by way of a new commercial lease to be agreed.

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

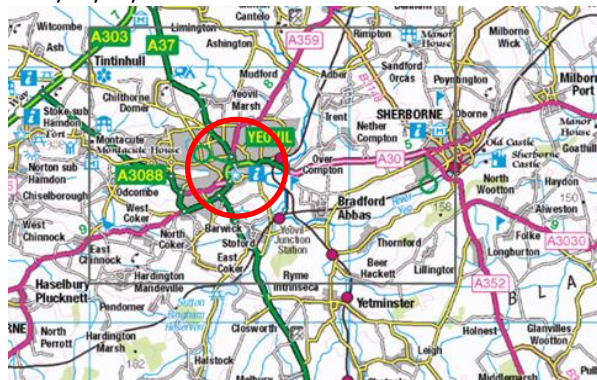
### Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

### Viewing

Strictly by appointment.

George Rogers - Yeovil Office on 01935 382902  
GRO/19/10/2022



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SURVEYS

VALUATIONS

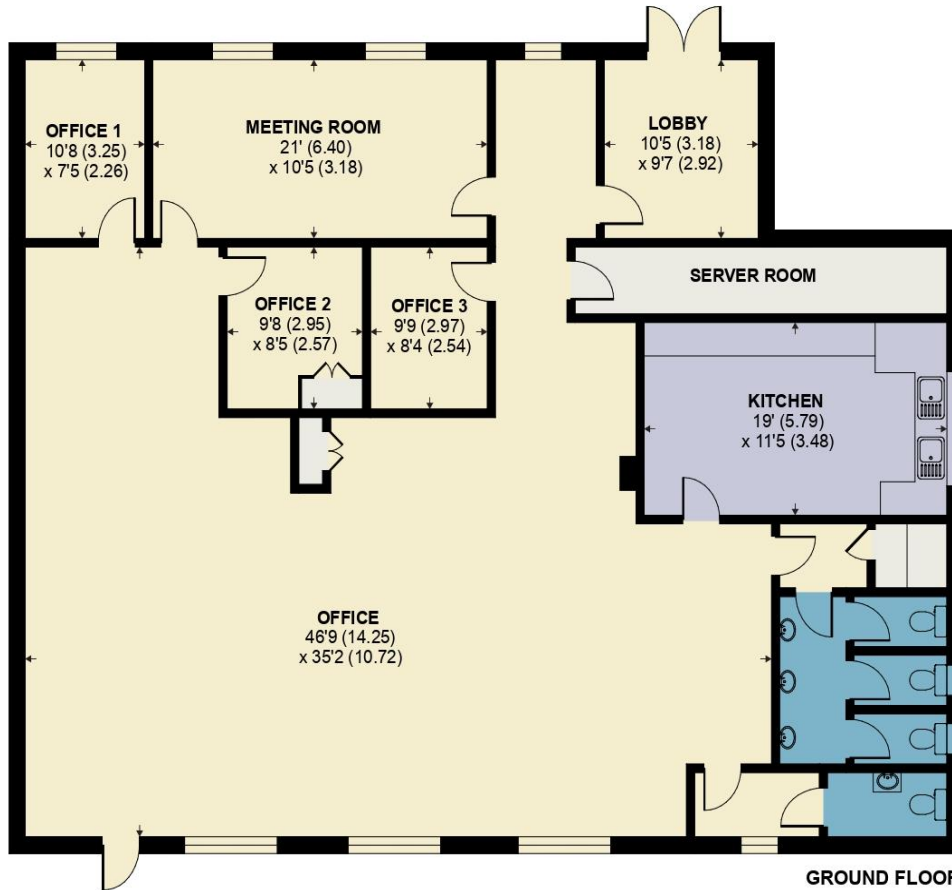
PLANNING

LETTINGS

# Watercombe Park, Lynx Trading Estate, Yeovil

Approximate Area = 2547 sq ft / 236.6 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Symonds & Sampson. REF: 915193



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