



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

Flexible Ground Floor Offices with Allocated Parking.

Available to Let - **£30,000 per annum plus VAT.**

Symonds  
& Sampson

ESTABLISHED 1858

# Unit 2, Barrington House

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

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

Ground floor offices with allocated parking  
256.7 sq. m / 2,764 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 2 comprises a ground floor office, with self-contained kitchen and WC facilities, forming part of a multi-occupied office building known as Barrington House.

The offices are predominantly open plan together with a number of offices and meeting rooms providing flexible accommodation options.

The specification includes fully carpeted flooring, perimeter cable trunking, category II recessed lighting and suspended ceiling plus gas central heating and an air conditioning system.

The net internal floor area measures **256.7m<sup>2</sup> (2,764 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.

### Rent

£30,000 per annum + VAT

### Services

Mains electricity, gas, water and drainage are available.

### Planning

B1 Offices Interested parties are advised to make their own enquiries with the Local Authority in respect of any current permitted or proposed use of the premises.

### Local Authority

South Council  
01935 462462

### Business Rates

Rateable Value (2023/24) of £20,750.

### 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)

### EPC

TBC

### 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



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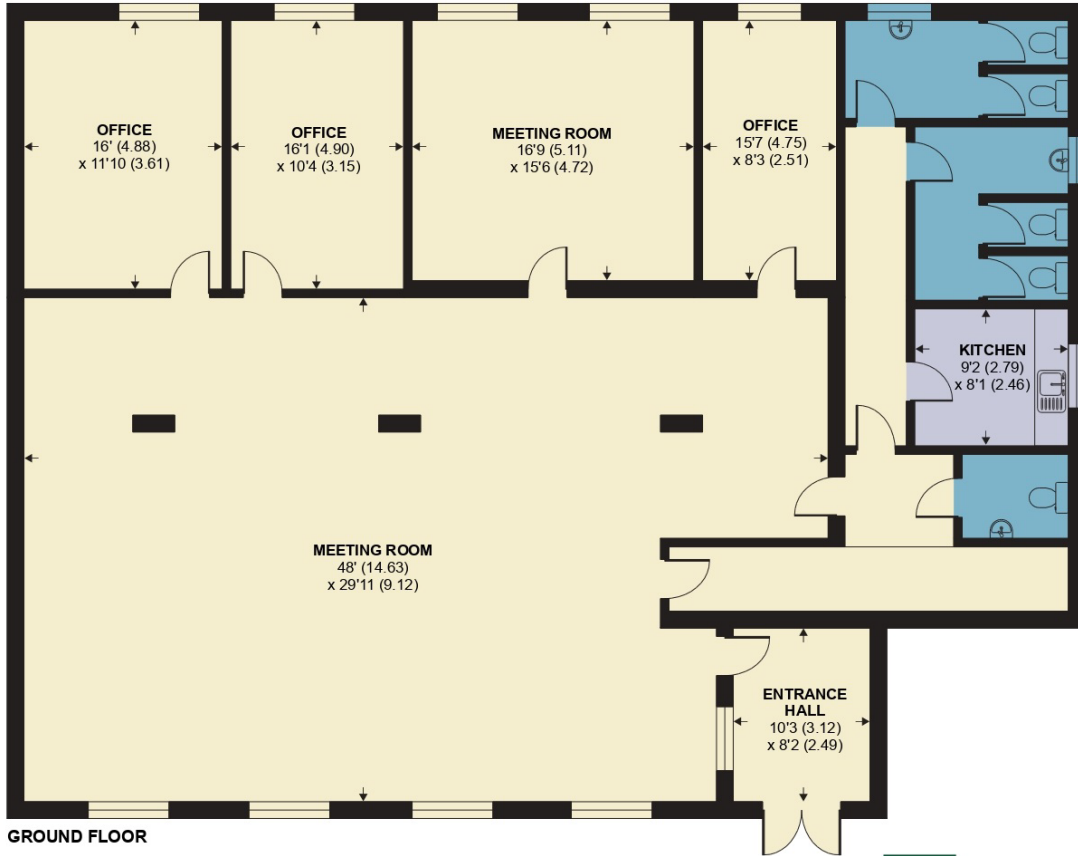
LETTINGS



# Watercombe Park, Lynx Trading Estate, Yeovil

Approximate Area = 2764 sq ft / 256.7 sq m

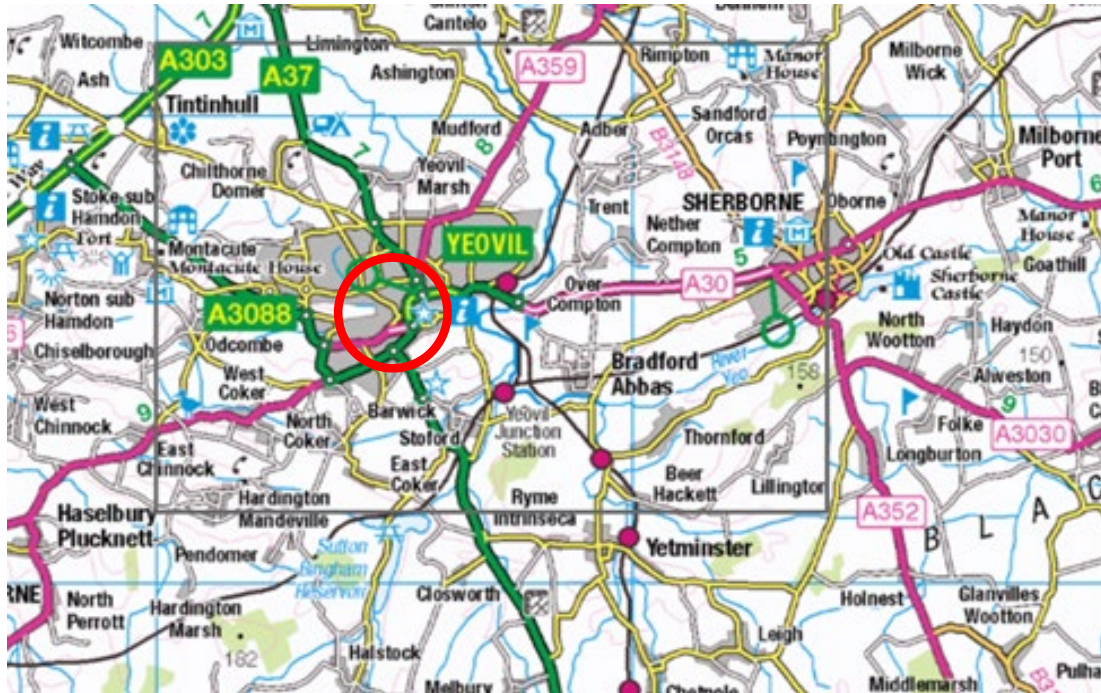
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rncocom 2023. Produced for Symonds & Sampson. REF: 1046543



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