

Former Milk & More Premises

WAREHOUSE / INDUSTRIAL / OPEN STORAGE

8,789 sq ft (816.59 sq m)
on 1 acre (0.40 ha)

- Short and long term lease options available.
- Yeovil's premier industrial and trade destination.
- Two detached buildings, available separately or combined.
- Low site coverage of 18%.
- 360 degree circulation.
- Secure, self-contained concrete yard.
- A total of 46 car parking spaces.
- The nearby A358 connects Yeovil to Taunton and the M5 Motorway network.



Lynx Trading Estate
Yeovil
Somerset
BA20 2SU

CONTACT US

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CBRE OFFICES

Floors 13 & 14 Clifton Heights
Triangle West
Clifton, Bristol BS8 1EJ

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PROPERTY OVERVIEW

DESCRIPTION

- Short and long term lease options available.
- Yeovil's premier industrial and trade destination.
- Two detached buildings, available separately or combined.
- Both warehouses comprise a steel portal frame under a steel profile roof covering.
- Part brick and part steel profile clad elevations.
- Minimum eaves between 2.7m and 5m.
- Low site coverage of 18%.
- 360 degree circulation.
- Secure, self-contained concrete yard.
- A total of 46 car parking spaces.

ENERGY PERFORMANCE

The property has been given an Energy Performance Certificate (EPC) of C (70).

A full EPC is available upon request.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

Warehouse 1	SQ FT	SQ M
Ground Floor (<i>Fridge & Ancillary</i>)	4,180	388.34
First Floor (<i>Office</i>)	2,225	206.79
Total	6,405	595.13
Warehouse 2	SQ FT	SQ M
Warehouse	1,954	181.53
<i>Mezzanine</i>	430	39.93
Total	2,384	221.46
TOTAL (Excluding Mezzanine)	8,359	776.66
TOTAL (Including Mezzanine)	8,789	816.59
Site Area	0.40 ha	1 acre

SERVICES

We understand that mains services are provided to the property and include water, drainage and electricity.

Industrial | For Lease

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FURTHER INFORMATION



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RATEABLE VALUE

The property is listed in the Valuation List 2023 as Storage Depot and Premises, with a Rateable Value of £63,500.

Prospective occupiers are advised to make their own enquiries of the Local Authority to establish the position in respect of any upcoming changes to this and any associated Transitional Relief benefits.

PLANNING

We understand the property was previously used for Class B8 Storage and Distribution and we anticipate it would also be suitable for Class E (g) Light Industrial, and Class B2 General Industrial subject to any necessary planning consent.

Interested parties are advised to make their own enquiries with the local planning authority in respect of the current permitted use and their proposed use.

TENURE

The property is available by way of a new, short or long term Full Repairing and Insuring (FRI) lease for a term to be agreed, subject to status.

RENT

Available upon application.

VAT

All figure are quoted exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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LOCATION BA20 2SU

SITUATION

- Yeovil's premier industrial and trade destination.
- Located on Watercombe lane, just off the A3088 Lysander Road.
- The A3088 connects to the A303 which provides good connectivity to the rest of Somerset.
- The A358 connects Yeovil to Taunton and the M5 Motorway network.
- Nearby occupiers include Screwfix, Toolstation, City Plumbing, Yodel and Yesss Electrical.

TRAVEL DISTANCES

- Yeovil Town Centre – 2.6 miles (4.18km)
- A37 – 1.5 miles (2.41 km)
- A303 – 4.4 miles (7.08 km)
- J25 of the M5 Motorway – 23 miles (37.01 km)

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