

Unit 6 Artillery Road

WAREHOUSE / INDUSTRIAL / TRADE COUNTER

7,629 sq ft (708.6 sq m)
on 0.49 Acres (0.20 Ha)

- Comprehensively refurbished and immediately available as a whole.
- Detached trade counter unit.
- Semi-detached high bay warehouse to the rear.
- Up to 7.6m eaves height.
- LED lighting throughout.
- Self-contained, secure site.
- EV charging.
- Excellent road network connectivity to the A37 & A303.

Lufton Trading Estate
Yeovil
Somerset
BA22 8RP



CONTACT US

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CBRE OFFICES

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

Unit 6 Artillery Road

PROPERTY OVERVIEW

DESCRIPTION

- Comprehensively refurbished and immediately available as a whole.
- New insulated steel profile roof coverings providing 15% translucent roof panels.
- New insulated external cladding.
- Up to 7.6m eaves height.
- Three electric ground level loading doors.
- LED lighting throughout.
- Self-contained, secure site.
- Generous car parking provision
- EV charging.

ENERGY PERFORMANCE

The property has been given an Energy Performance Certificate (EPC) of B (27) & B (46) respectively.

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:

| Accommodation | SQ FT | SQ M | |
|-------------------------|-------------------|----------------|--------------|
| Unit A | 2,857 | 265.3 | |
| Unit B | 2,309 | 214.5 | |
| Unit C | 2,463 | 228.8 | |
| Total | 7,629 | 708.6 | |
| Site Area | 0.49 Acres | 0.20 Ha | |
| Additional Measurements | Roller Shutter | | Eaves Height |
| | H | W | |
| Unit A | 2.97m | 3.01m | 2.95m |
| Unit B | 3.97m | 4.93m | 6.6m |
| Unit C | 4.99m | 4.92m | 7.6m |

SERVICES

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

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FURTHER INFORMATION



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FURTHER INFORMATION

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

The property is suitable for Class B8 Storage and Distribution. We anticipate it would also be suitable for and Class E and 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, 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 BA22 8RP

SITUATION

- Established industrial destination.
- Located within the prime employment area for the town.
- Excellent road network connectivity to the A37 & A303.
- Nearby occupiers include, CRS Building Supplies, MKM Building Supplies and Toolstream.

TRAVEL DISTANCES

- A37 – 1.8 miles (2.9 km)
- Yeovil Town Centre – 2.7 miles (4.3 km)
- A303 – 5 miles (8.1 km)
- J25 of the M5 Motorway – 22.6 miles (36.4km)
- Bristol – 41.3 miles (66.5 km)

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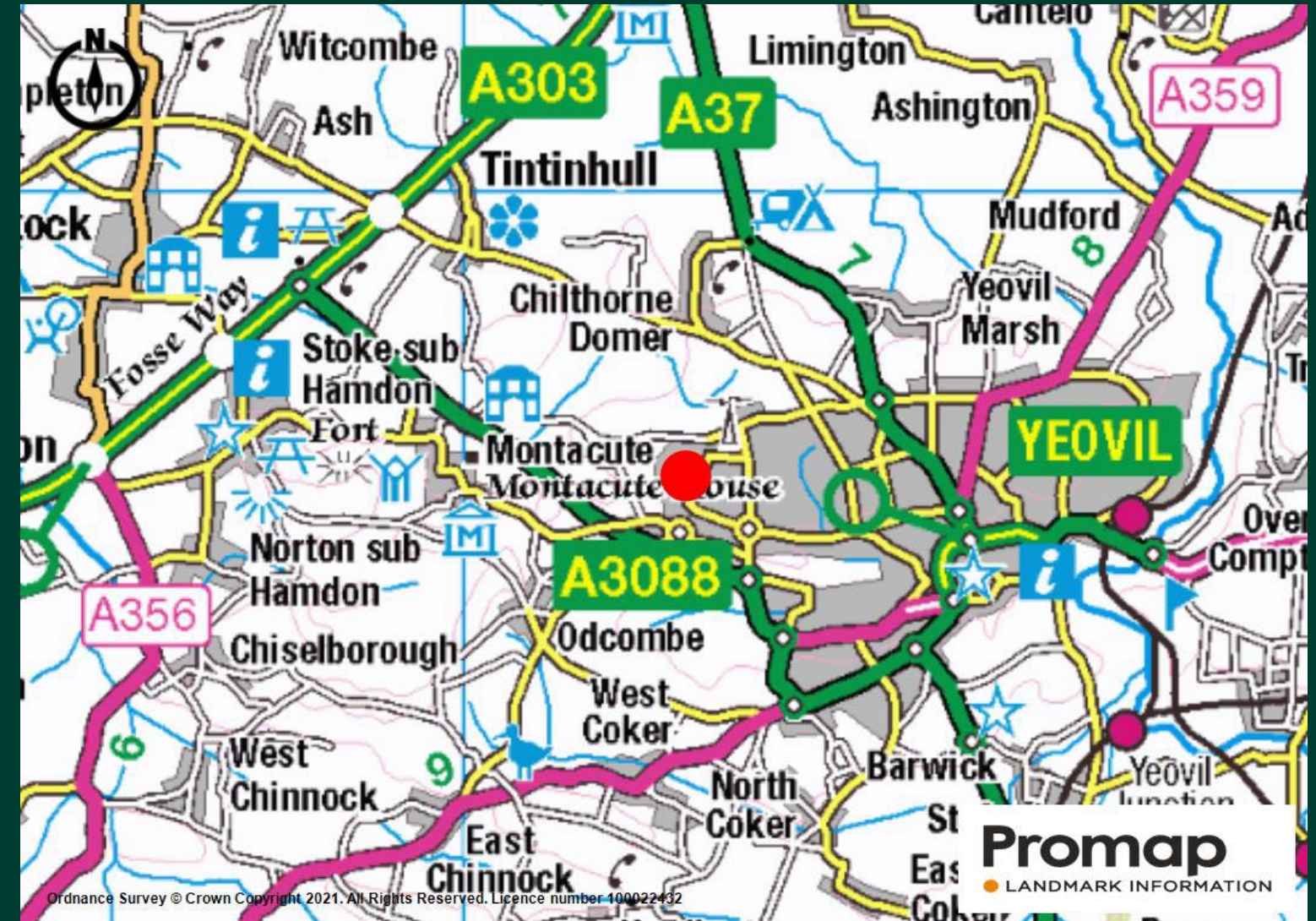
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