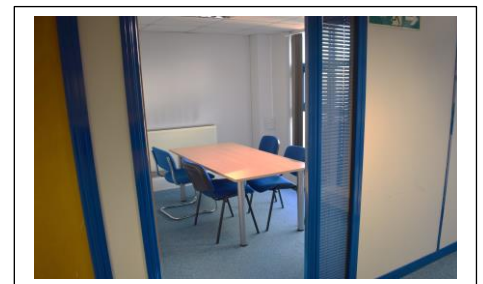




Charter House, Bartec 4, Lynx Trading Estate, Yeovil,
BA20 2SU

OFFICES TO RENT

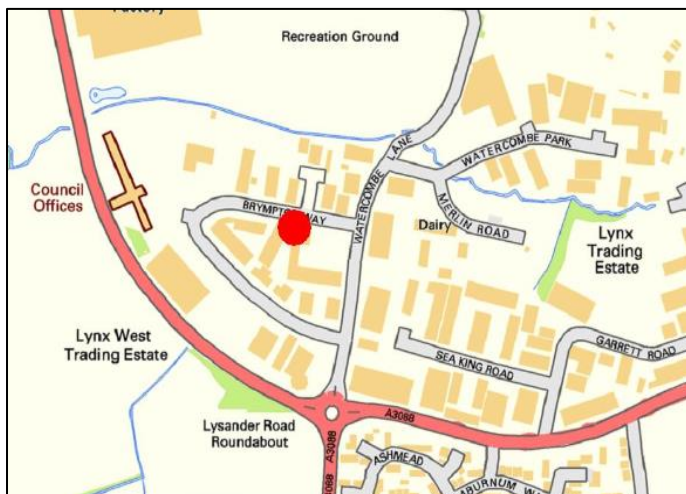
2 Modern office suites on popular trading estate with
ample car parking. Suites can be combined.



LOCATION

The property forms part of Bartec 4, an attractive courtyard of modern single and two storey business units, grouped around a generous landscaped car park. There is ample car parking on site for both occupiers and visitors. The site extends to almost 1.5 acres on the west side of Yeovil centrally located on Yeovil's premier estate, Lynx Trading Estate. Access is off Lysander Road, one of the town's main arterial roads. The A303 trunk road is approximately 8 kilometres to the north.

LOCATION MAP



DESCRIPTION

Modern office suites comprising ground and first floors. The suites can be taken individually or combined as necessary.

ACCOMMODATION

Ground floor net internal area	343.19 sq m (3,694 sq ft)
First floor net internal area	341.51 sq m (3,676 sq ft)
Total	684.7 sq m (7,370 sq ft)

SERVICES

Each unit has mains electricity, water and drainage. Heating is by way of electric heating.

No tests have been carried out in relation to services, nor are we able to comment on their condition.

Chesters Commercial Ltd, for themselves and for the vendor of this property, or as they case may be, lessor whose agents they are, give notice that:-

- i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition.
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- iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only.
- v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.

TENURE

Leasehold. New lease/s are offered.

RENT

On application.

LEGAL AND OTHER INGOING COSTS

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

BUSINESS RATES (Draft 2017 Valuation)

Description	-	Offices & premises
Rateable Value	-	Current £57,500
Rateable Value	-	Draft 2017 £59,000

SERVICE CHARGE

A service charge is payable. Please contact the agents for details.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be available shortly.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT).

VIEWING

For further information please contact the Joint Agents, **Chesters Commercial Ltd**:

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Or

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