



## Modern Showroom / Trade Counter / Workshop Unit

**TO LET**

**Units 15, Venture 20, Brympton Way, Lynx West Trading Estate, Yeovil, Somerset BA20 2HP**

- Well-presented business unit prominently positioned on popular Yeovil Trading Estate
- Suitable for a variety of B1 and B8 Uses
- Ground floor area of approximately 69.7 sq m (750 sq ft)
- Flexible Lease Terms

**Rent: £10,000 per annum exclusive**

## Location

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.

The town benefits from good communications being located at the intersection of the A30 and the A37 and just off the A303 trunk road providing a virtual dual carriageway link to London. The town is also served by a rail link from Yeovil Junction to London (Waterloo).

The town has a population of 40,000 and has developed into a centre of the aircraft and defence industries with the most notable employer being AgustaWestland, manufacturers of helicopters.

Lynx Trading Estate predominantly constructed in the 1980's 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.

Occupiers on Lynx Trading Estate include Screwfix, Yodel, Topps Tiles, Magnet, and a variety of independent businesses. Venture 20 is located opposite the Wickes retail warehouse.

## Description

Venture 20 is favoured by trade counter, showroom, workshop and storage businesses.

Unit 15 benefits from a well-presented open plan business unit, with separate WC facilities and car parking allocated to front.

## Accommodation

Unit 15 has the following approximate gross internal floor area: -

<b>Total Area</b>	<b>69.7 sq m</b>	<b>744 sq ft</b>
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## Business Rates

Rateable Value: £6,300

Small business rates relief may be available.

## Terms

The property is available by way of a new lease for a term by arrangement

## Service Charge

A service charge will be payable for the maintenance and upkeep of the common areas of the development.

## Rent

£10,000 per annum exclusive

## VAT

VAT is payable on the rent and Service Charge.

## Viewing

Strictly by appointment through the joint agents: -

**Robert Clark and Simon Welch,**  
**Greenslade Taylor Hunt,**  
**22 Princes Street, Yeovil, Somerset, BA20 1EQ**

**Telephone: 01935 423474**

**Email: robert.clark@gth.net    simon.welch@gth.net**

## OR

Edmonds Commercial  
 20 Princes St, Yeovil, Somerset BA20 1EW  
 Tel: 01935 848888

