

rmwknight.com



Venture 20, Brympton Way, Lynx West Trading Estate, Yeovil
From £5,500 per annum

Venture 20 is a well established trade counter development with a good level of profile. Each unit has a loading door and allocated car parking. Current availability - 47 - 116 sq m (500 - 1,250 sq ft).

Venture 20, Brympton Way, Lynx West Trading Estate,

LOCATION

The units are located on the well established Lynx West Trading Estate opposite the Wickes retail warehouse and near the main SSDC offices. One unit in the development is occupied by Barclays Bank Plc. Lysander Road provides the main access to the centre of Yeovil and to the A303 to the west. This has become a high profile corridor for major traders such as Morrison, B&Q, PC World and McDonalds. Yeovil town centre is approximately 1.8 miles to the east via the A3088 Lysander Road.

DESCRIPTION

Venture 20 is a well established trade counter development with a good level of profile. Each unit has a loading door and allocated car parking.

CURRENT AVAILABILITY

Unit 10 - 500 sq ft
Unit 11 - 500 sq ft
Unit 15 - 750 sq ft
Unit 16 - 750 sq ft
Unit 19 - 1,250 sq ft

Units 10 and 15, and Units 11 and 16, have openings between them and can be occupied separately or together. It may also be possible to cater for larger requirements by combining units, contact the joint sole agents for details.

Some units have mezzanine floors although we cannot guarantee whether they meet Building Regulations.

RENT

Unit 10 - £5,500 per annum, exclusive
Unit 11 - £5,500 per annum, exclusive
Unit 15 - £10,000 per annum, exclusive
Unit 16 - £10,000 per annum, exclusive
Unit 19 - £14,000 per annum, exclusive

RATES

Units 10 & 15 - £15,250
Units 11 & 16 - £ 9,900
Unit 19 - £12,000

TERMS

New effectively full repairing and insuring leases, terms to be negotiated.

SERVICE CHARGE

A service charge is payable for the maintenance of the exterior of the building and the common areas, further details available on request.

LEGAL COSTS

Ingoing tenant to be responsible for the landlords legal costs incurred in the transactions.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers receive will be assumed to be net of VAT unless stated otherwise.

FIXTURES AND FITTINGS

All fixtures and fittings are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the vendors nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPCs are available on request.

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 through the website:-

www.leasingbusinesspremises.co.uk

VIEWING ARRANGEMENTS

By appointment with the joint sole agents, RMW Knight - Tel 01935 432044 or sales@rmwknight.com or Chesters Commercial - Tel: 01935 415454 or info@chesterscommercial.com

RMW Knight is a trading name of RMW Surveyors LLP (hereafter RMWK)
Please note that these particulars are for guidance purposes only and nothing in these particulars constitute all or part of any contract, and no contract will exist or be deemed to exist until formal documentation has been completed by both parties.
All descriptions, statements, dimensions, references to availability, condition and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility and prospective purchasers/lessees must satisfy themselves as to the accuracy of the details given to them either verbally, or within this or any other document provided and neither the owners, nor their agents shall be liable for any inaccuracies. No person employed by RMWK has any authority to make or give any representation or warranty whatever in relation to this property. Intending purchasers or tenants should by enquiry to this office, satisfy themselves as to the correctness and availability in each case before arrangements are made to travel and view.
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent.