



Office/Retail Trade Counter units To Let

**Bartec 4, Lynx West Trading Estate, Yeovil
BA20 2SU**

- Modern office/trade counter units available to lease
- Located on the popular Lynx Trading Estate
- Leasehold – flexible terms
- Ample car parking

01935 415454

LOCATION

The units form part of Bartec 4, an attractive courtyard of modern single and two storey business units, grouped around a generous landscaped car park. The site extends to almost 0.55 hectares (1.5 acres) on the west side of Yeovil on the Lynx Trading Estate. Access is from Lysander Road, the principal artery road into Yeovil from Taunton. The main A303 trunk road is approximately 8k to the north.



DESCRIPTION

Modern office/retail trade counter units.

SERVICES

Each unit has mains electricity, water and drainage.

SERVICE CHARGE

A service charge is payable for the maintenance of the exterior of the buildings, insurance and common areas, please contact the agents for details.

CURRENT AVAILABILITY

(all areas are approximate)

Unit 10b	3,298 sq ft (306 sq m)
Unit 14	1,102 sq ft (102.38 sq m) incl. mezzanine.

RENT

Unit 10b	£28,000 pa
Unit 14	£15,000 pa

BUSINESS RATES (VOA listing 2010)

Unit 10b	Rateable Value - £17,750
Unit 14	Rateable Value - £8,900

LEGAL COSTS

The Incoming tenant to be responsible for the landlord's legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Certificate Reference Numbers as below. Further information available on www.communities.gov.uk/epbd

Unit 10b - Not required.

Unit 14 0080-9998-0319-2150-4020

FINANCE ACT 1989

Unless otherwise stated, all prices are quoted exclusive of Value Added Tax (VAT). Any intending purchasers should satisfy themselves as to VAT in respect of any transaction.

VIEWING

For viewings are strictly by appointment and for further information please contact either Joint Agents:-

Chesters Commercial Ltd: David Foot- 01935 415454
Or Tim Wright RMW Surveyors – 01935 432044

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