



## INDUSTRIAL UNIT TO LET, 10 Buckland Road, Yeovil BA21 5EA

### TO LET

Area: 7,400.00 sq ft (687.48 sq m) | Rent: £52,000 PA |

#### LOCATION:

The property is located on the edge of Pen Mill Trading Estate.

Other occupiers on the trading estate include Able Box, Yeovil Plumbase and Screwfix.

#### KEY FEATURES:

- Split Level Office/Warehouse
- Parking for approx 10 vehicles
- Roadside Frontage
- Goods Loading Door
- Shared access road

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### DESCRIPTION:

The property comprises a modern industrial unit of steel portal frame construction with small front elevations. The warehouse has a goods loading door. There is a side access road leading to the loading door and rear yard. The property benefits from a good profile within the estate.

Internally, the building provides a warehouse to the lower level and partitioned office. There is a kitchen and male and female/disabled WC's.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Warehouse	4,949.27	459.80
Office	2,450.73	227.68
<b>TOTAL</b>	<b>7,400.00 sq ft</b>	<b>687.48 sq m</b>

### TENURE:

A new flexible lease is offered on terms to be agreed.

References and/or a deposit will be required.

**EPC:** B

**VAT:** VAT is payable

**SERVICE CHARGE:** TBC

**RATES:** RV £33,250

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

**INSURANCE:** The landlord will insure the building and a premium will be charged to the tenant.

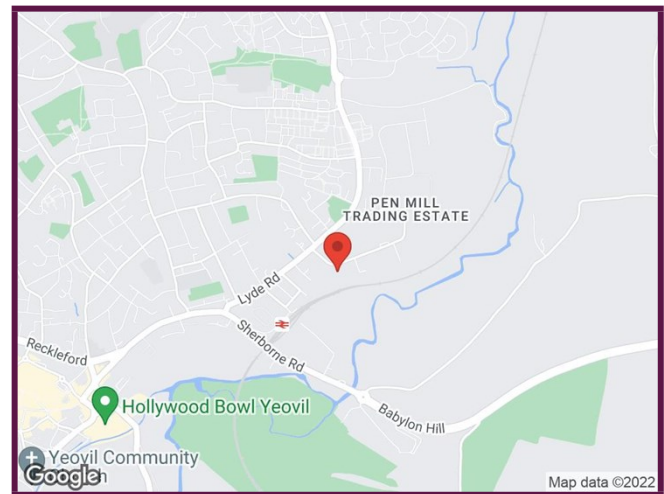
### CONTACT:



**Chesters Harcourt**  
01935 415454  
info@chestersharcourt.com

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