



**Unit 1-3, 4 Artillery Road, Yeovil, BA22 8RP**  
Warehouse/employment for sale

**Summary**

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	10,206 sq ft / 948.17 sq m
<b>Price</b>	£1,000,000
<b>Business Rates</b>	Unit 1 - £31,750 and Unit 3 - £26,750
<b>EPC Rating</b>	D

**Key Points**

- Corner plot under half an acre
- Steel portal frame unit
- Solar panels
- Mainly clear span space
- 10,206 sq ft of employment space
- 3 roller shutter doors
- Good parking and off load roading
- Well located on popular estate

# Unit 1-3, 4 Artillery Road, Yeovil, BA22 8RP

## Summary

Available Size	10,206 sq ft
Price	£1,000,000
Business Rates	Unit 1 - £31,750 and Unit 3 - £26,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D

## Description

Comprising a steel portal frame building originally configured as 3 individual employment units. Following refit works in 2022 the units have been combined to provide a single property. The building would readily revert.

In all the site totals approximately 0.47 acres with a warehouse/industrial unit of circa 10,206 sq ft.

The property provides mainly clear span workshop/warehousing with welfare facilities and a small amount of ancillary storage and office accommodation.

There are solar panels fitted to the building.

There is car parking to the front of the unit.

Fit out includes security shutters throughout, new roller shutter doors, alarm and fire systems.

There is a mezzanine over the welfare block in Unit 3 of some 875 sq ft.

## Location

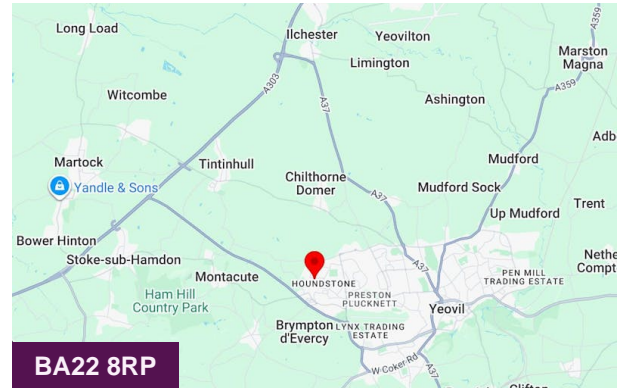
The property is located on the Lufton employment estate to the north west of Yeovil town centre. The estate is long established and benefits from good road access off the A303 at either Cartgate or Ilchester. Lufton adjoins the Houndstone employment and retail park.

Significant occupiers in the area include the Screwfix administration building, Yeovil town football, the Yeovil Innovation Centre, Ford, Land Rover, VW and the NHS Somerset HQ Wynford House.

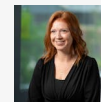
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	1,266	117.62	Available
Unit - 2	4,470	415.28	Available
Unit - 3	4,470	415.28	Available
<b>Total</b>	<b>10,206</b>	<b>948.18</b>	

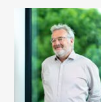


## Viewing & Further Information



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