



Quoting Rent:
£30,000 per annum
 exclusive of VAT

The Property:

The premises comprises an end of terrace trade counter units that provides the following Gross Internal Areas (GIA):

Ground Floor:

2,196 sq ft (204.02 sq m)

Mezzanine:

1,657 sq ft (153.94 sq m)

TOTAL

3,853 sq ft
 (357.95 sq m)

5 Armtech Row, Houndstone Business Park, Yeovil, BA22 8RW

Well-established industrial and trade location. Good transport links.

Highlights

- Prominent Trade Counter
- Well-Established Trade Location
- 6m Minimum Eaves
- Fitted Office Accommodation
- Allocated Car Parking and Loading Forecourt
- Available for Immediate Occupation

The Location

Nearby Neighbours:

- Screwfix
- The Window Store
- Wessex Packaging
- MKM Building Supplies
- CRS Building Supplies
- GSF Car Parts
- The Range

Connectivity:

- A303:
4.7 miles
- Yeovil Town Centre:
2.4 miles
- A37:
2.7 miles

Amenities

- LED Lighting
- WCs
- Kitchenette
- Electric Loading Door
- Allocated car parking and loading bay

Description

The property comprises a semi-detached trade counter / warehouse which has been built around a steel portal frame under a metal clad roof incorporating approximately 10% translucent roof lights.

Internally, the warehouse area benefits from a minimum eaves height of 6m (19ft 6"). There are ground floor offices, WCs and a small kitchenette. Additionally, there are further offices available at mezzanine level.

Loading is provided via a single surface level electric loading door and a separate pedestrian entrance, both situated at the front elevation of the property.

Externally, the property benefits from its own allocated loading forecourt and approximately 7 allocated car parking spaces.

We understand the property benefits from the full suite of E, B2 and B8 planning consents.

Rent

£30,000 per annum exclusive of VAT.

Tenure

The property is available for immediate occupation by way of a new full repairing and insuring lease.

VAT

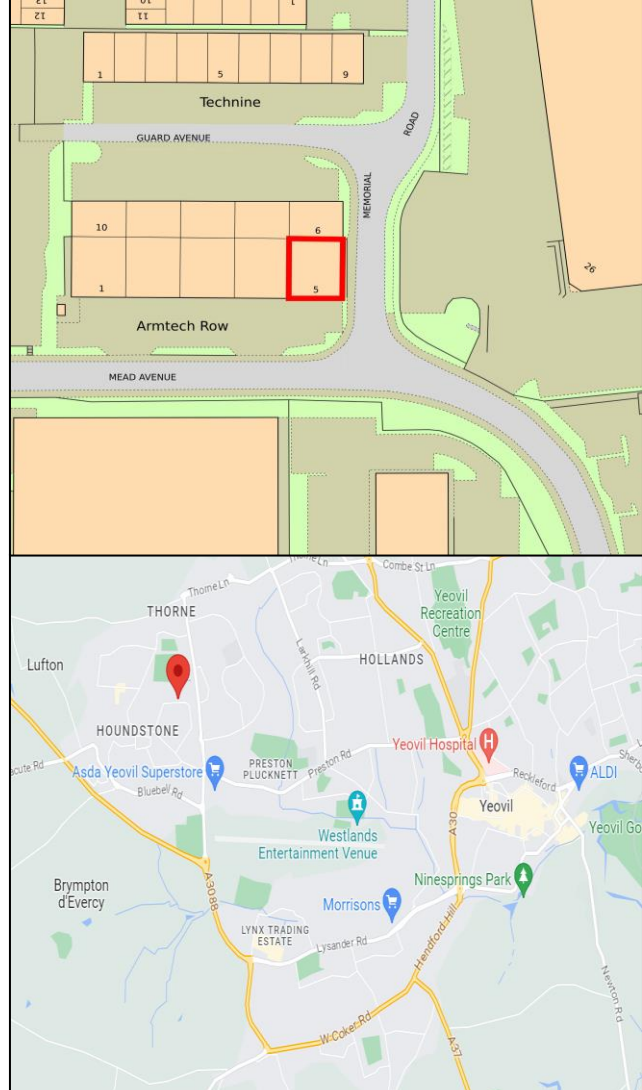
All costs are subject to VAT where applicable.

Legal Costs

Each party to bear their own legal and surveyor costs incurred in the transaction.

Energy Performance Certificate

C - 68.



Contacts

Tom Watkins
Director
+44 7917 093167
Tom.watkins@colliers.com

Alex Van Den Bogerd
Senior Surveyor
+44 7902 702882
Alex.vandenbogerd@colliers.com

Colliers
10 Templeback
Bristol
BS1 6FL
+44 117 917 2000

Colliers.com



Contacts

Tom Watkins
Director
+44 7917 093167
Tom.watkins@colliers.com

Alex Van Den Bogerd
Senior Surveyor
+44 7902 702882
Alex.vandenbogerd@colliers.com

Colliers
10 Templeback
Bristol
BS1 6FL
+44 117 917 2000

Colliers.com

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

Colliers International is the licensed trading name of Colliers International Property Consultants Limited. Company registered in England & Wales no. 7996509. Registered office: 50 George Street, London W1U 7GA