



# TO LET

**BARRINGTON HOUSE, WATERCOMBE LANE,  
LYNX TRADING ESTATE, YEOVIL, BA20 2HL**  
**APPROXIMATELY: 217 SQ M, 2,340 SQ FT**

## LOCATION

Located on the Watercombe Business Park which adjoins the Lynx Trading Estate close to Toolstation and The Old Creamery Furniture.

Barrington House fronts a private gated office development with other tenants including the Boeing Company, Wessex Packaging and Prenax.

## CONTACT

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Senior Surveyor

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## IMPORTANT INFORMATION

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# BARBRINGTON HOUSE, YEEOVIL

## DESCRIPTION

The self-contained ground floor office suite has its own front door. The suite is predominantly open plan with some partitioned individual offices.

There are 2 allocated car spaces outside the office and unrestricted car parking on the street.

## ACCOMMODATION

The net internal floor areas are:

Ground Floor: 217 sq m (2,340 sq ft).

## LEASE

A new lease is available on terms to be agreed incorporating 5 yearly upwards only rent reviews.

## RENT

£26,000 per annum exclusive.

## RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £18,500

For verification purposes, interested parties are advised to make their own enquiries on:

[www.voa.gov.uk](http://www.voa.gov.uk)

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

All terms quoted are exclusive of VAT where applicable.

## EPC

The premises are rated as 'C' (70).

A certificate is available upon request.

## VIEWINGS

Strictly via sole agents:

Stuart Williams: [stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk)  
or

Steve Cullis  
[steve.cullis@carterjonas.co.uk](mailto:steve.cullis@carterjonas.co.uk)

at this office, Tel: 0117 922 1222.

For details of all commercial properties marketed through this firm please visit:

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

Or alternatively via our joint agent:

Chesters, Tel: 01935 415 454.

**SUBJECT TO CONTRACT JANUARY 2019  
(UPDATED JUNE 2019)**

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**Carter  
Jonas**





Internal



View to East

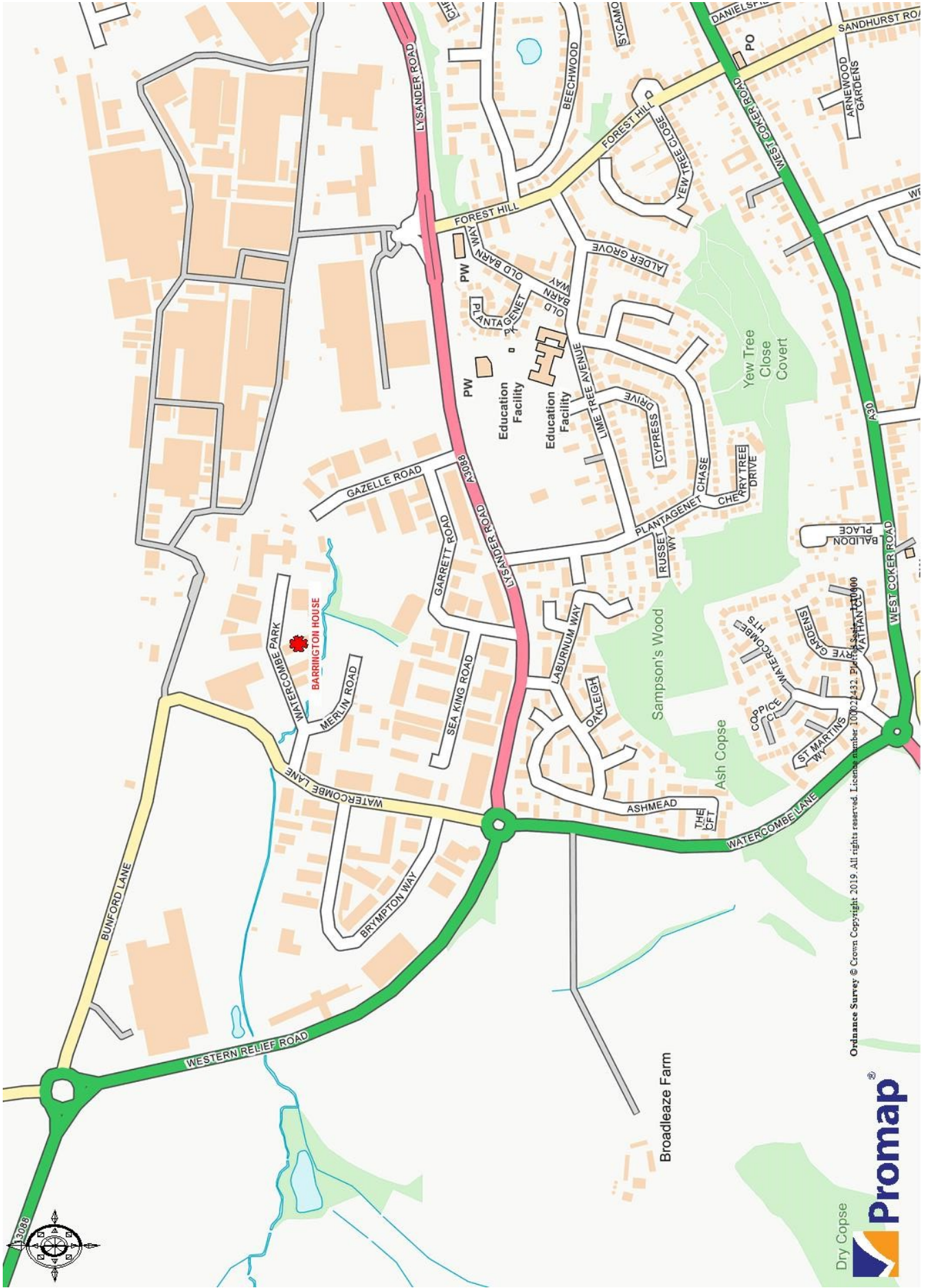


View to West



Entrance to Scheme





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