



# TO LET

**HATCHERY, EAGLEWOOD PARK, DILLINGTON ESTATE,  
WHITELACKINGTON, ILMINSTER, SOMERSET, TA19 9DQ**

**N.I.A OF APPROX. 88.54 SQM (953 SQ FT)**

- **High quality single storey office suite.**
- **Rural setting only 2.5 miles from the A303 and 1.5 miles from Ilminster.**
- **Self-contained office suite with kitchenette and WC facility.**
- **Potential for a range of alternative uses such as restaurant or leisure.**

## LOCATION

Located at Eaglewood business park, part of the idyllic Dillington Estate but only 2.5 miles from the A303, 1.5 miles from Ilminster and 12 miles from the county town of Taunton. Occupiers on the site include a café, Knight Electrical and NFU Mutual.

## CONTACT

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

**Stephen Richards**

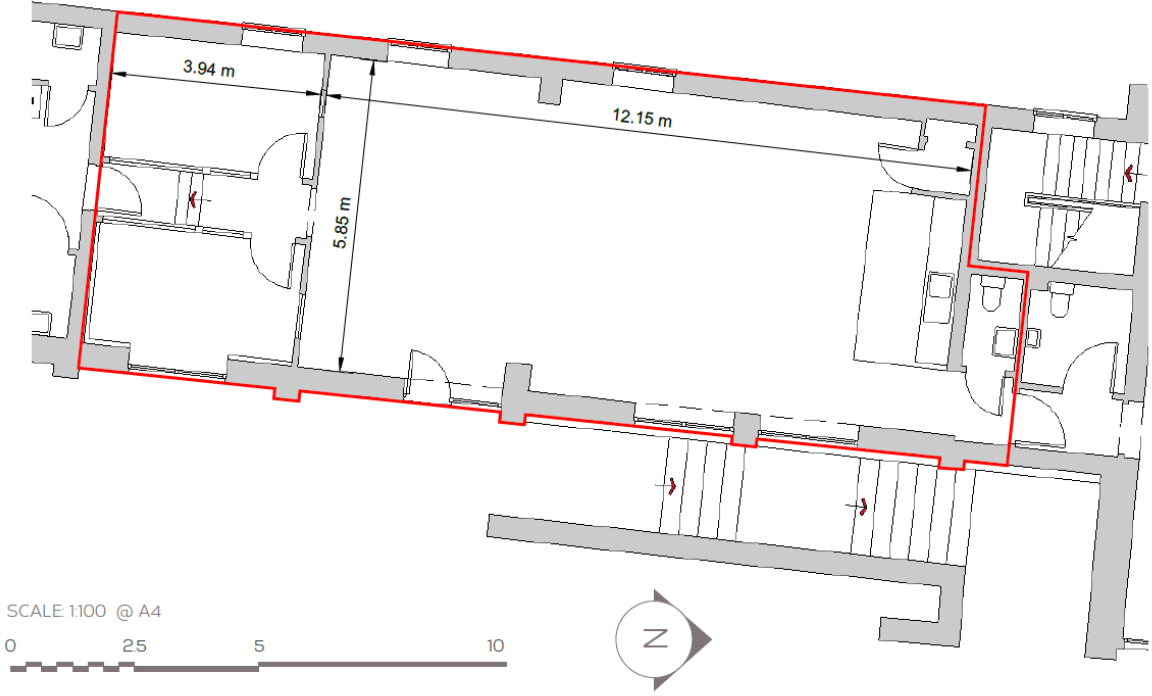
Partner

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## IMPORTANT INFORMATION

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## DESCRIPTION

Open plan, single storey office suite with vaulted ceiling and exposed roof trusses with windows to sides overlooking the surrounding countryside and the lake.

Open plan office space with kitchenette and WC facility with a white suite of close coupled WC, wall mounted wash hand basin and extractor fan. Comms cupboard with separately metered 3-phase electricity supply.

To one end of the office are two cellular offices with frosted glass and windows to side.

The premises has air conditioning, fluorescent lighting and a security alarm. Outside there are 3 allocated parking spaces plus further parking available on site.

## ACCOMMODATION

All measurements approximate.

|                  | Sq m  | Sq ft |
|------------------|-------|-------|
| Open plan office | 70.24 | 756   |
| Office 1         | 8.90  | 96    |
| Office 2         | 9.40  | 101   |

## BUSINESS RATES

For verification purposes, interest parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

New lease on flexible terms to be agreed at a quoting rent of £12,000 per annum plus VAT.

## EPC

EPC rating C.

## SERVICE CHARGE

Service charge equating to 15% of the annual rent is payable in addition to cover the buildings insurance, maintenance of the communal areas, health & safety including the fire systems and grounds maintenance for the external areas. Further information can be provided.

## LEGAL COSTS

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

## VIEWINGS

Strictly via the sole agents:

Stephen Richards

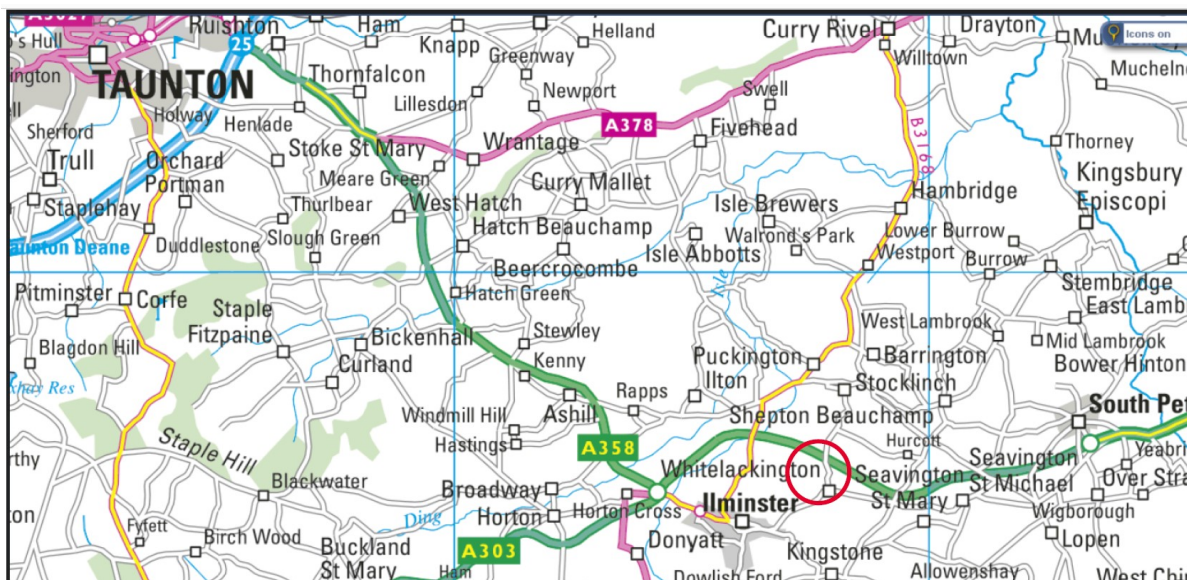
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