



Greenslade Taylor Hunt



Business Units To Let

Unit 6 Larchfied Industrial Estate, Dowlish Ford, Ilminster,
Somerset, TA19 0PF

Unit 6 Larchfield Industrial Estate

Dowlish Ford, Ilminster, Somerset, TA19 0PF

- **Attractive Industrial Estate situated between Taunton and Yeovil**
- **Good sized 47 sq m (510 sq ft) business unit**
- **Suitable for office, workshop or storage use**
- **2,500 sqft office and workshop unit also available on the Estate**
- **Flexible Lease Terms**

47 sqm (510 sq ft)

Rent £3,000 per annum exclusive

Location

- Ilminster is an historic market town, with a fine Minster Church that gives the town its name, situated some 12 miles equi-distance between Taunton and Yeovil.
- Ilminster has good road links, situated just south of the A303 Trunk Road linking the south west with the M3 and the M5, junction 25 lies 11 miles to the north-west.
- There are mainline railway stations at Crewkerne 7 miles (London Waterloo) and the county town of Taunton 13 miles (London Paddington).
- Dowlish Ford is situated approximately 1.5 miles south of Ilminster and close to the A358 Chard – Ilminster Road.
- Larchfield Industrial Estate is located adjacent to Gooch and Housego's Headquarters building in Dowlish Ford.

The Property

- Larchfield Estate is an attractive Industrial Estate comprising 3 terraces of light industrial, office, workshop and storage premises, divided to provide 12 business units.
- Unit 6 is available for occupation.
- Unit 6 provides a single open plan office/ workshop or storage area.
- The unit is currently carpeted and benefits from suspended ceiling and air conditioning.
- The unit has its own WC facilities.
- A new roller shutter door has been installed and a separate pedestrian access is available to the premises
- Larchfield Estate has a large yard providing ample area for staff and visitor car parking.

Accommodation and Rental Guide

The available unit is as shown on the floor plan provided. Floor areas are approximate net internal floor area.

Unit	SQM	SQFT	Rental Guide
6	47.38	510	£ 3,000 p.a. excl.

Business Rates

- Unit 6 will be subject to a new business rates assessment.
- Tenants will be responsible for Business Rates on the unit they occupy.
- Full relief and Small Business Rates relief potentially will be available. Please contact South Somerset District Council 01935 462 462 for further details.

Terms

- Unit 6 is available on a new lease for a term by arrangement.
- A service charge of 10% of the annual rent will be paid by the tenant as a contribution towards building insurance, repair and maintenance to the exterior of the property and communal areas.
- **VAT is not currently charged on rent and service charge contributions.**

Additional Accommodation

- Unit 2, providing 2,500 sq ft of office and workshop accommodation is also available, further details from the agents.

Viewing

Strictly by appointment with sole agents:-

Robert Clark

Greenslade Taylor Hunt,

22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: 01935 423474

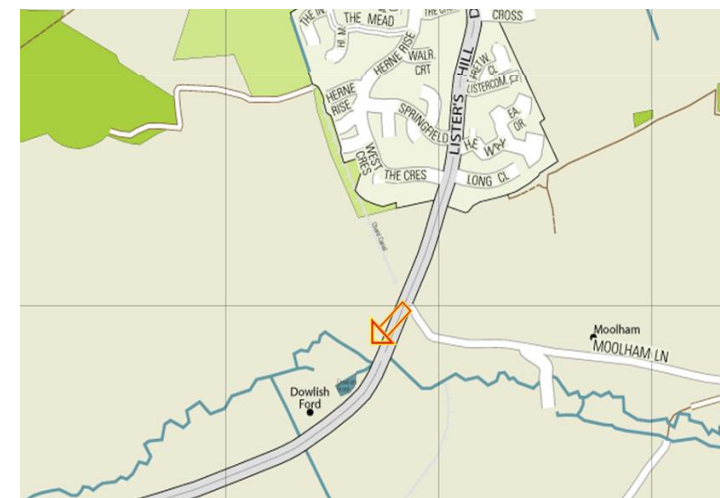
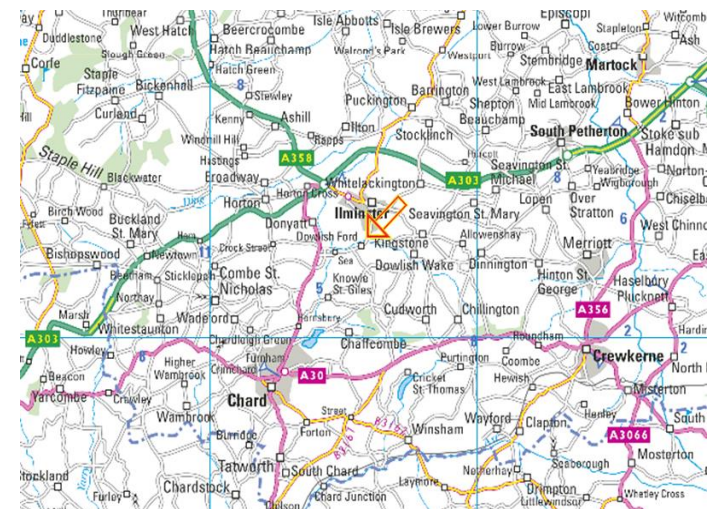
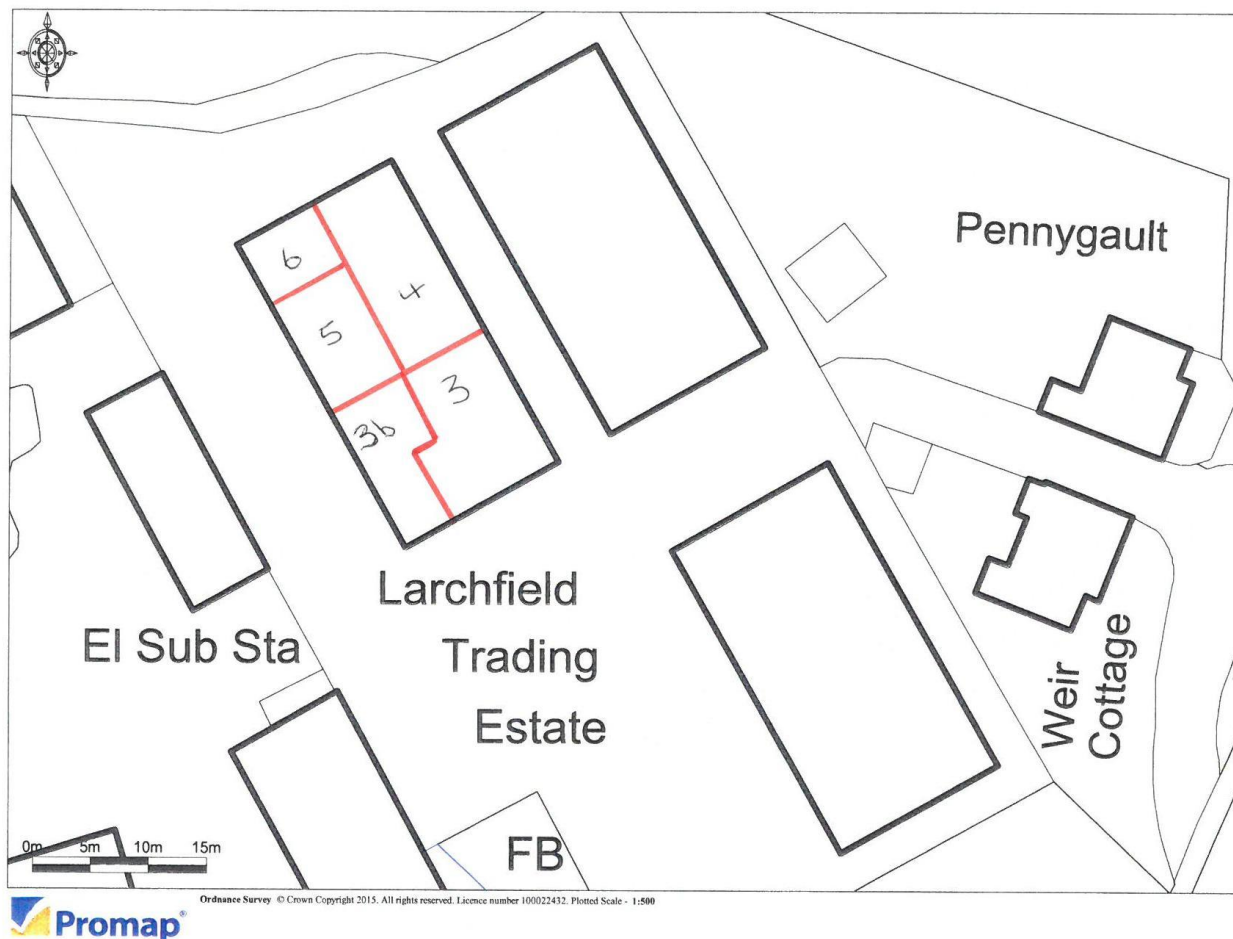
Email: robert.clark@gth.net



View of Unit 6



Yard Area



Important Notice – Property Misdescriptions Act 1981

Whilst we endeavor to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property. None of the statements contained in these particulars are to be relied upon as statements or representation of fact. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase. We have not tested the appliances, central heating or services. Plans for illustration only. Not to scale.

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