

# Bartec4

## FOR SALE or TO LET

### Charter House, Bartec 4

Size: 3,524 - 7,087 sq ft (327.4 - 658.4 sq m)



Viewing Arrangements:

Charter House, Bartec 4  
Lynx West Trading Estate  
YEOVIL, Somerset  
BA20 2SU



RMW Knight  
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Chesters Commercial  
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e: info@chesterscommercial.com



Greenslade Taylor Hunt  
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## LOCATION

The property forms part of Bartec 4, an attractive court of modern single and two storey business units, grouped around a generous landscaped car park. The site extends to almost 0.55 hectares (1.5 acres) on the west side of Yeovil on the Lynx Trading Estate. Access is from Lysander Road, the principle arterial road into Yeovil from Taunton. The main A303 trunk road is approximately 8km to the north, leading to Taunton and the M5, a circa 45 minute drive.

## DESCRIPTION

A modern two storey office building available as a whole or by floor.

FLOOR	(sq ft)	(sq m)
Ground Floor	331.0 sq m	(3,563 sq ft)
First Floor	327.4 sq m	(3,524 sq ft)
<b>Total</b>	<b>658.4 sq m</b>	<b>(7,087 sq ft)</b>

The above floor areas have been calculated on a Net Internal basis, this includes perimeter trunking. The floor areas calculated in accordance with IPMS3 of the International Property Measuring Standards are: ground floor - 337.9 sq m (3,637 sq ft) and first floor - 334.3 sq m (3,598 sq ft).

## RATES

A search on the Valuation Office Agency website revealed that the Rateable Value is £59,000, for both floors. N.B - This is the Rateable Value and not the rates payable. Reassessment will be required if the floors are sold or let separately

## PRICE

Price on application for the whole building or individual floors.

## LEASE

New effectively full repairing and insuring lease/s, terms to be negotiated.

## RENT

Rent on Application

## SERVICE CHARGE

A service charge is payable for communal building and car park maintenance - further details on request.

## VALUE ADDED TAX

VAT is payable on rent and service charge.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC rating for this property is C (63)

## NOTE

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

## FIXTURES AND FITTINGS

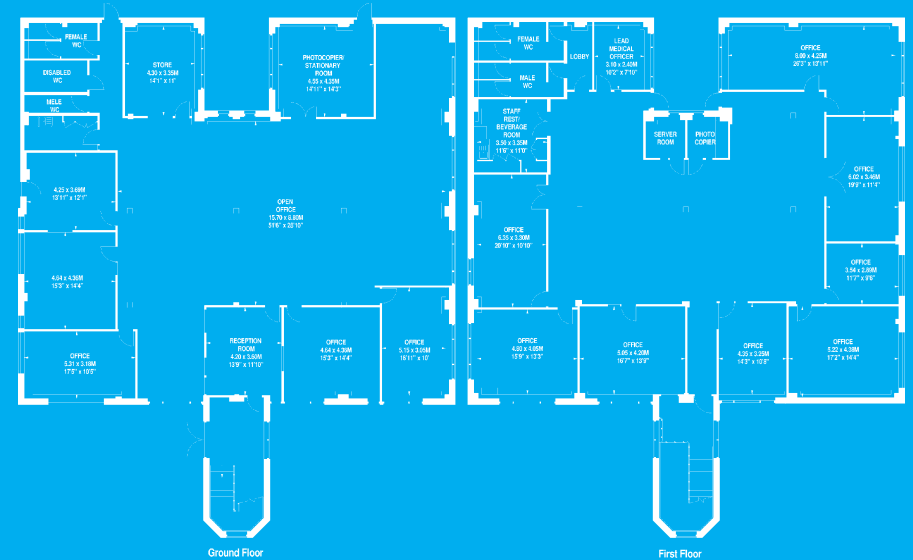
All fixtures and fittings are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the owners nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.



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## KEY FEATURES

- Modern two storey office building available as a whole or by floor.
- Total of 46 allocated car spaces available.
- For sale or new lease/s, flexible terms.



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