



Open Storage Unit

TO LET

Unit 7, The Old Twine Works, 42 East Street, West Coker, Somerset, BA22 9BG

- Rural storage unit in attractive setting
- Total floor area 181.7 sq m (1,955 sq ft)
- New flexible lease terms
- Unit 6 also available offering an additional 134.9 sq m (1,452 sq ft).

Rental Guide £3,000 per annum exclusive

Location

West Coker is a South Somerset village, situated 3 miles south of Yeovil.

West Coker is an extremely sought after village benefiting from many facilities including Parish Church, Primary School, Public Houses and Post Office. There is easy access to the main shopping and leisure facilities that Yeovil offers, together with the mainline railway station to London Waterloo and Exeter St David's from Yeovil Junction.

Description

The Old Twine Works provides a number of workshop and industrial buildings which have been converted to provide various sized business units suitable for light industrial and storage purposes.

Unit 7 comprises a good sized modern open storage unit of steel framed construction, part glazed with blockwork and timber infill, tiled roof and concrete floor with a further raised area to the rear. Maximum under eaves height of 4.7 m. The opening to the front provides access 2.7 m high x 3.0 m wide. There is also a good sized open yard/storage area to the front.

Shared wc facilities are also available at the site for the use by the occupier.

Accommodation

Approximate floor areas (GIA)

UNIT 7		
Main Space	118.3 sq m	1,273 sq ft
Raised Area	63.4 sq m	682 sq ft
Ground Total	181.7 sq m	1,955 sq ft



Important Notice –

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Services

None connected

Business Rates

To be confirmed.

Small Business Rates Relief may be available.

Lease Terms

The accommodation is available on a new internal repairing lease on flexible terms.

Rental Guide

£3,000 per annum exclusive.

VAT will not be charged on the rent.

Unit 6 is also available at £3,950 per annum.

Additional Outgoings

A service charge equivalent to 10% of the annual rent will be payable to the Landlord as a contribution towards buildings insurance, repair and maintenance to the exterior of the property and communal areas.

Viewing

Strictly by appointment with sole agents: -

Robert Clark and Simon Welch, Greenslade Taylor Hunt.

22 Princes Street, Yeovil, Somerset, BA20 1EQ

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