

ROTOR PARK

Trade Counter | Warehouse | Industrial

4,026 – 14,015 sq ft
374 – 1,302 sq m

Immediately Available

Lynx Trading Estate
Watercombe Lane
Yeovil, Somerset
BA20 2SU

For Lease **(May Sell)**

Prime new build trade counter / industrial terrace available individually or combined

Concrete loading bays with ability to create self contained yard area

8m minimum eaves height

33 parking spaces across the scheme, Inc EV charging

Photovoltaic panels

Targeting BREEAM 'Very Good'

EPC A

Scan to access Marketing Video



DESCRIPTION

- **High-quality** industrial and trade units situated within **Yeovil's premier industrial trade destination.**
- Designed with **sustainability** and **occupational** efficiency in mind.
- Each unit provides a **69 kVA power supply** and **ground-level loading access,** delivering practical, **energy-efficient** accommodation ready for **immediate occupation.**

SERVICES

Each unit benefits from water, drainage and 3 phase electricity.

GREEN CREDENTIALS

- Energy performance:
  - Unit 1: A (13)
  - Unit 2: A (8)
  - Unit 3: A (9)
- BREEAM 'Very Good'
- Electric vehicle charging points to all units
- Photovoltaic panels on all units
- Secure cycle storage
- 15% translucent roof panels for enhanced natural light
- Insulated cladding and roof materials
- Low air permeability design

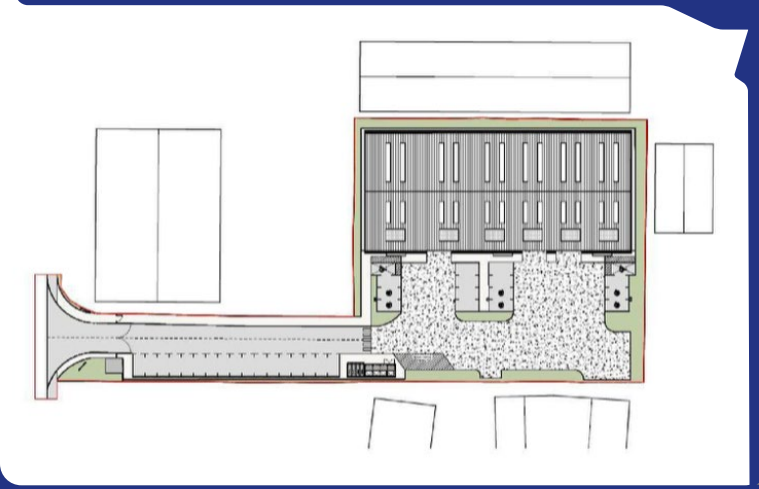
ACCOMMODATION

The below are based on GEA measurements:

	SQ M	SQ FT
UNIT 1 Warehouse	540	5,812
UNIT 2 Warehouse	374	4,026
UNIT 3 Warehouse	388	4,177
TOTAL GEA	1,302	14,015









PLANNING

The scheme has planning consent for Class E (g)(i) Offices, E(g)(iii) Industrial Processes, Class B2 General Industrial and Class B8 Storage and Distribution purposes.

Interested parties are advised to make their own enquiries with the Local Planning Authority in respect of their proposed use.

TENURE

The units are available by way of new Full Repairing and Insuring (FRI) leases for a term to be agreed, subject to status.

RATEABLE VALUE

The units will require re-assessment post completion of the development.

Prospective occupiers are advised to make their own enquiries of the Local Rating Authority to establish the position in respect of any upcoming changes to this and any associated Transitional Relief benefits.

RENT

Available upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.





What3Words:
///index.lease.local

Lynx Trading Estate
Watercombe Lane
Yeovil, Somerset
BA20 2SU

LOCATION

- Yeovil's premier industrial and trade destination
- Located on Watercombe Lane, just off the A3088 Lysander Road.
- Located adjacent to Bunford Park, the home of the new proposed David Lloyd Leisure Centre.
- The A3088 connects Yeovil to the A303, which in turn connects to Taunton and the M5 Motorway via the A358.
- Nearby occupiers include Screwfix, Toolstation, City Plumbing Supplies, Wickes and Leonardo.

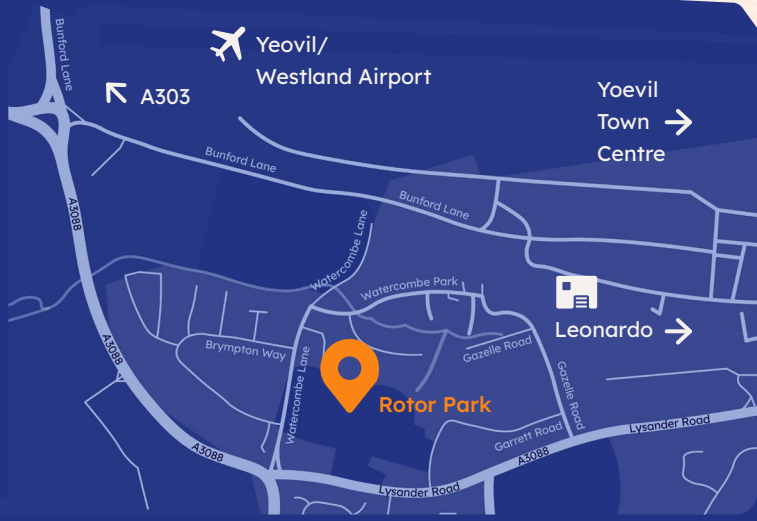
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