



Attractive Office Suite

TO LET

Unit 6, Bowdens Farm, Hambridge, Nr Curry Rivel, Somerset, TA10 0BP

- On established and popular rural Business Park
- Totalling approximately 33.44 sqm (360 sq ft) a modern office suite suiting Start Up or small business
- 100 MB high speed broadband available on site
- Available on a new lease

Rental Guide £3,500 per annum

Location

Bowdens Business Centre is situated in an elevated position with views overlooking the Somerset levels adjacent to the B3168 approximately 2 miles from Curry Rivel on the outskirts of Hambridge. The county town of Taunton and Yeovil are within 12 miles and the A303 and M5 motorway are within 10 and 20 minutes drive respectively.

Bowdens is a vibrant business centre providing in total some 17,000 sq ft of commercial business accommodation in one of Somerset's most attractive rural settings. The centre primarily caters for office based companies but there is a busy retailing element with a Country Sports retailer, a Treatment Consultant and the nationally renowned Brown and Forrest restaurant/smokery situated on site.

Description

Unit 6 Bowdens Business Centre comprises part of a terrace of former agricultural buildings which, whilst retaining some original features such as exposed wooden beams, have been converted to provide good quality modern offices.

Unit 6 is an ideal office unit for either a start up business or a small company. The unit comprises an open plan office area benefiting from carpeting and strip lighting and air conditioning with an ancillary kitchenette and WC facility.

Ample car parking is available within a large car parking area serving the whole Business Centre.

A High Speed Broadband facility providing 40MB (on 100MB Bearer) has been installed at Bowdens Business Park which is available to occupiers at Bowdens – further details upon request and further information about Bowdens Business Centre is available on their website www.bowdensfarm.co.uk

Accommodation

Unit 6 33.44 sqm (360 sqft)

Business Rates

We understand that Unit 6 has a rateable value of £1,950.

As a result of Small Business Rates Relief Qualifying businesses currently will have no business rates to pay.

Terms

The Unit is available on a new internal repairing lease for a term to be agreed on the following rental basis.

Unit 6 - £3,500 per annum exclusive

Tenants make a contribution towards legal costs incurred in the preparation of lease documentation.

Service Charge

The tenant will pay an annual service charge of £525 to meet a fair proportion of external repair and maintenance, water rates and building insurance premium, rubbish collection and maintenance of the air conditioning system.

VAT

VAT is payable on rent and outgoings

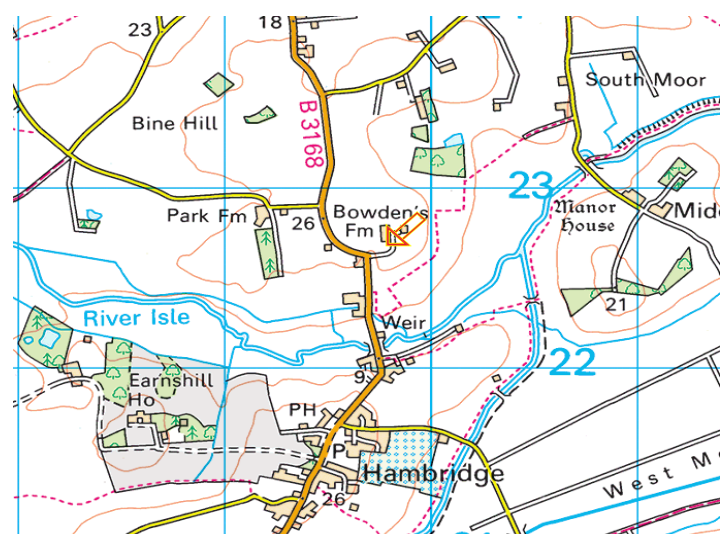
Viewing

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





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.