



Office/ Workshop Unit

TO LET

Unit D, Forest Enterprise Park, Ashill, Nr Ilminster, Somerset, TA19 9LP

- Attractive Rural Business Park Location
- Workshop / Office Unit
- Approximately 400 sq ft (37.16 sq m)
- Adjoining unit approximately 92.4 sq m (995 sq ft) also available
- New flexible lease terms

Rental Guide £5,000 per annum exclusive

Location

Forest Enterprise Park is situated in a rural position between the villages of Broadway and Ashill but benefits from good communications with both the A303 and the A358 within close proximity and the town of Ilminster some 3.5 miles distance.

From Ilminster the Business Park is accessed by taking the A358 towards Taunton turning left on Wood Road past the Flying Fish Inn and Forest Enterprise Park will be found on the right hand side of the road.

Description

Internally Unit D provides workshop or storage space to the front with sliding door access (3.0 metres clearance), plus an office and WC facility.

An adjoining 995 sqft unit is also available which can be combined with Unit D.

Accommodation

The unit has the following approximate floor areas:-

UNIT D		
Floor Area	37.16 sq m	400 sq ft

Business Rates

Rateable Value £2,050.

Small Business Rates Relief will mean no business rates will be payable by a qualifying business.

Lease Terms

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

Rental Guide

£5,000 per annum exclusive.

VAT will not be charged on the rent.

Additional Outgoings

The tenant will be responsible for Business Rates, Electricity, IT and Telecommunication charges.

Viewing

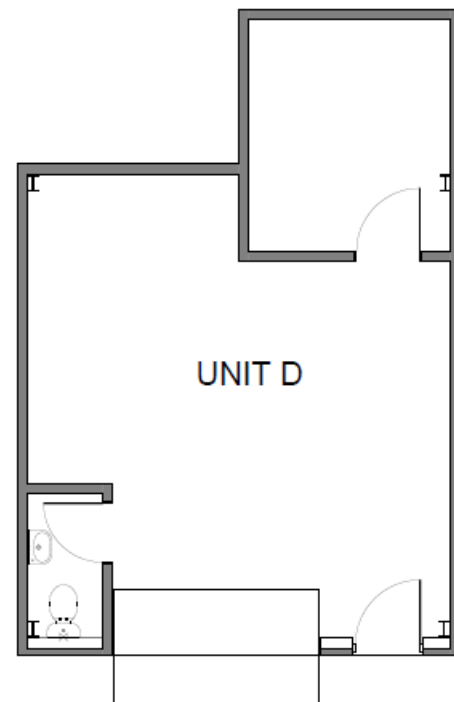
Strictly by appointment with sole agents:-

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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.