



Watercombe Business Park

Watercombe Park, Lynx Trading Estate, Yeovil, BA20 2HL

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Lynx Trading Estate
Yeovil
BA20 2HL

 23596.00 sq ft

- Freehold Office Investment
- Located on Yeovil's Principal Trading Estate
- Easy Access to the A303/M5 Motorway
- Opportunities for Asset Management
- Generous Parking Ratio with Overflow Parking
- Adjoining Parcel of Land of Approx. 0.30 ac. with Development Potential

Offers in excess of
£3,250,000

Freehold

Yeovil Commercial
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PROPOSAL

We are instructed to seek offers in excess of £3,250,000 reflecting a Net Initial Yield of 7.20% assuming 6.80% purchasers costs.
Running Yield at 7.54% following fixed rent increases.
Purchase at this level reflects a capital value of £137.74 per Sq. Ft.

INVESTMENT SUMMARY

- Freehold - 2 no. detached office buildings, on a site of 1.26 acres
- Total NIA of 23,596 sq. ft.
- Passing rent £249,837 pa. rising to £261,837 pa. in Dec 2025
- Passing rent equates to average of £10.37 psf (rising to £10.87 psf in Dec 2025)
- Fully let to 3 no. Tenants - Boeing UK, Prenax, Symphony Healthcare
- Wault to lease expiry of 5.90 yrs & 3.10 yrs to break
- Adjoining plot approx. 0.30 acres with development potential - STPP

DESCRIPTION

Barrington House & Piasecki House are detached, purpose-built office buildings, each containing accommodation over two floors.

Barrington House is configured as 3 no. self-contained office suites. The ground floor is split as two suites, each with independent pedestrian entrance.
The first floor comprises a single office suite which is accessed via 2 no. pedestrian entrances located at either end of the building.
Each office suite contains a mix of modern fitted, open plan accommodation, with modular offices/meeting rooms and contains individual staff kitchen and WC facilities.

Piasecki House is solely occupied by Boeing UK and contains office accommodation over two floors,. The offices have undergone recent internal refurbishment.

The specification of the offices includes carpeted flooring, suspended ceilings with recessed lighting, perimeter cable trunking/data points, plus air-conditioning and gas fired central heating systems.

Allocated parking is available within a communal courtyard, with an additional overflow parking area.

Adjoining Parcel of Land approx. 0.30 acres (currently used for over-flow parking) may have development potential STPP.

ACCOMMODATION

Barrington House
- GF LHS - 2,547 sq. ft.
- GF RHS - 2,764 sq. ft.
- 1F - 4,734 sq. ft.
Total NIA - 10,045 sq. ft.

Piasecki House
-GF - 6,709 sq. ft
- 1F - 6,842 sq. ft.
Total NIA - 13,551 sq. ft.

SERVICES

Mains electricity, gas, water and drainage are available.

All of the office suites are self-contained and there are no communal/LL supplies.

LOCATION

The property is located on the Watercombe Business Park which adjoins Lynx Trading Estate, to the western edge of Yeovil. Yeovil is a major regional centre with a resident population of approx. 41,000 serving a further catchment population of around 120,000 within a 20 mile radius.

Watercombe Business Park is accessed from Lysander Road, the principal arterial road into Yeovil from Taunton, linking to the A303 Exeter to London trunk road. The county town of Taunton is located approx. 25 miles west of Yeovil and provides access to J25 of the M5 motorway.

TENURE

The property is available on a freehold basis with the benefit of the occupational leases.

TENANCIES OVERVIEW

Barrington House
GF LHS let to Symphony Healthcare Services Ltd - XLTA lease expiring 31 Oct 2033 at passing rent of £28,000 pa. Tenant break option at 01 Nov 2028, subject to a penalty.

GF RHS & 1F let to Prenax Ltd - LTA lease, expiring 31 Dec 2035 at passing rent of £66,000 pa. rising to £82,000 pax. from 15 Dec 2025. Tenant break option at 1 Jan 2030, subject to a penalty.

Piasecki House
GF & 1F let to Boeing UK Ltd - XLTA lease expiring 3 Sept 2029 at passing rent of £155,837 pa. tenant break option at 4 Sept 2027, subject to a penalty.

Tenancy Schedule Available on Request

EPC

Barrington House

- GF RHS - C (64)
- GF RHS - B (44)
- 1F - A (12)

Piasecki House - B (43)

LOCAL AUTHORITY

South Council - 0300 123 2224

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML

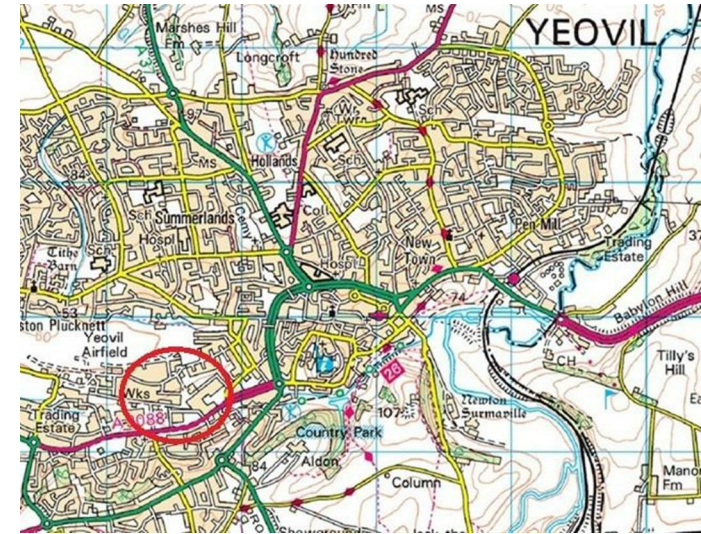
A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

CONTACT

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VIEWING

Available on Request - Strictly by Appointment.



YEO/GDR/May25



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