

High Quality Headquarters Office Building
AVAILABLE TO LET



WYNFORD HOUSE
Lufton Way, Yeovil BA22 8HR

OPPORTUNITY

A rare opportunity to lease a prominent detached headquarters office building in one of Yeovil's premier business locations. Wynford House provides approximately 28,637 sq ft (2,660 sq m) of modern office accommodation over two floors with extensive on-site parking.

The property is available as a whole or, subject to occupier requirements and landlord approval, may be split to accommodate multiple occupiers, providing flexible options for businesses seeking space from individual floorplates through to a headquarters facility.

KEY FEATURES

- Detached headquarters office building
- 28,637 sq ft (2,660 sq m)
- Potential to split to suit multiple occupiers
- Approximately 220 on-site parking spaces
- Passenger lift
- Raised access floors
- Suspended ceilings
- Recessed lighting
- EPC Rating C
- Male, female and accessible WC facilities
- Excellent access to the A3088, A303 and A37
- Available from December 30th 2026
(subject to lease terms)



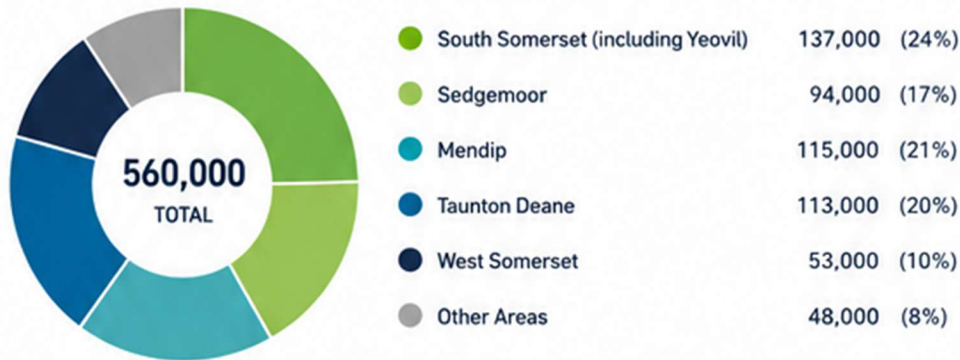
WIDER SOMERSET POPULATION

560,000
RESIDENTS



A substantial
and growing
catchment

POPULATION DISTRIBUTION (WIDER SOMERSET)



Source: ONS Mid-2023 Population Estimates

ECONOMIC INDICATORS (WIDER SOMERSET)



GVA (NOMINAL)

£15.6bn

2022

Source: ONS



WORKFORCE

285,000+

RESIDENTS IN WORK
(2023)

Source: ONS



GVA PER HEAD

£28,300

2022

Source: ONS

LOCATION

Wynford House occupies a prominent position on Lufton Way within Yeovil's established business district. The property benefits from immediate access to the A3088, linking directly to the A303, A37 and the wider South West road network. The surrounding area is home to major employers in aerospace, defence, engineering, healthcare and professional services.

LOCAL MARKET

Yeovil is the principal commercial centre for South Somerset and continues to attract a broad range of regional and national occupiers. The market benefits from a limited supply of modern headquarters office accommodation, helping maintain strong occupancy levels and supporting rental growth. Prime quality office accommodation in the locality typically commands rents in the region of £11.50 per sq ft, offering excellent value compared with larger South West centres.

DEMOGRAPHICS & ECONOMY

Yeovil serves a substantial catchment across Somerset and Dorset with access to a skilled workforce specialising in aerospace, defence, advanced engineering, healthcare, education and professional services. The wider Somerset area has a resident population of approximately 560,000 people, providing employers with an established labour market and diverse business community. Continued public and private investment across the region is expected to support long-term economic growth.)

SB Joinery UK
Ltd Yeovil Branch



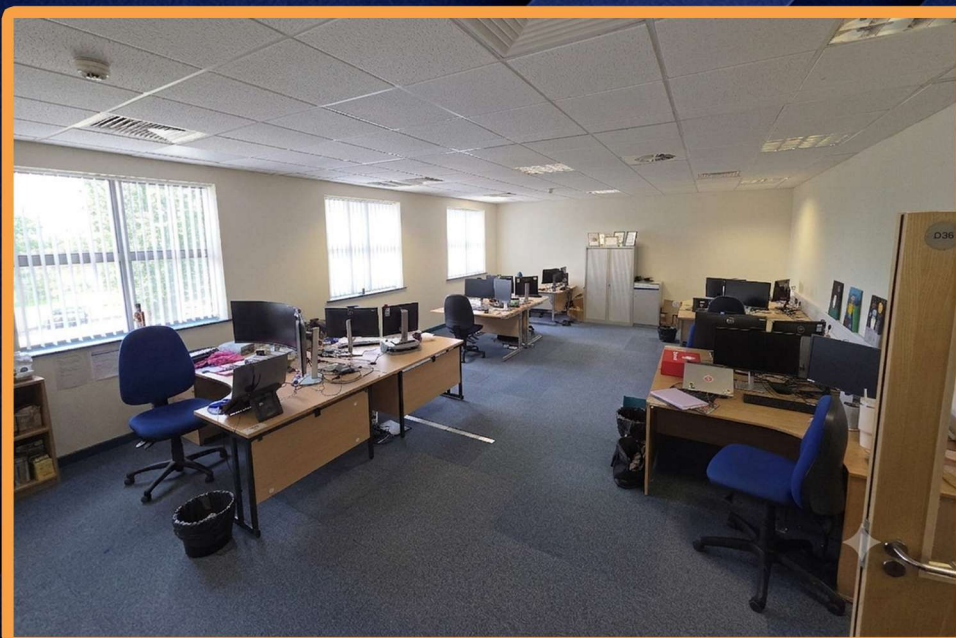
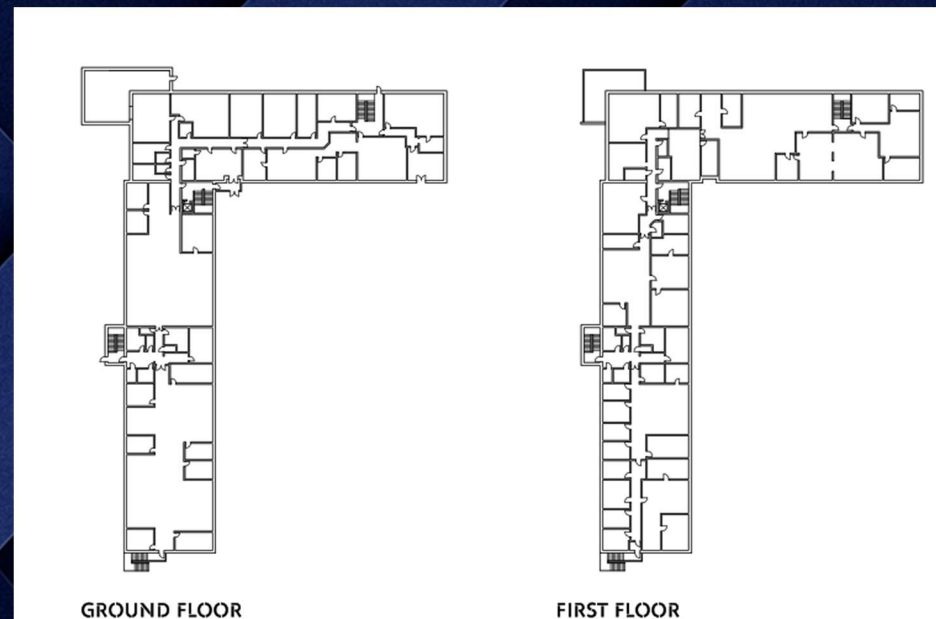
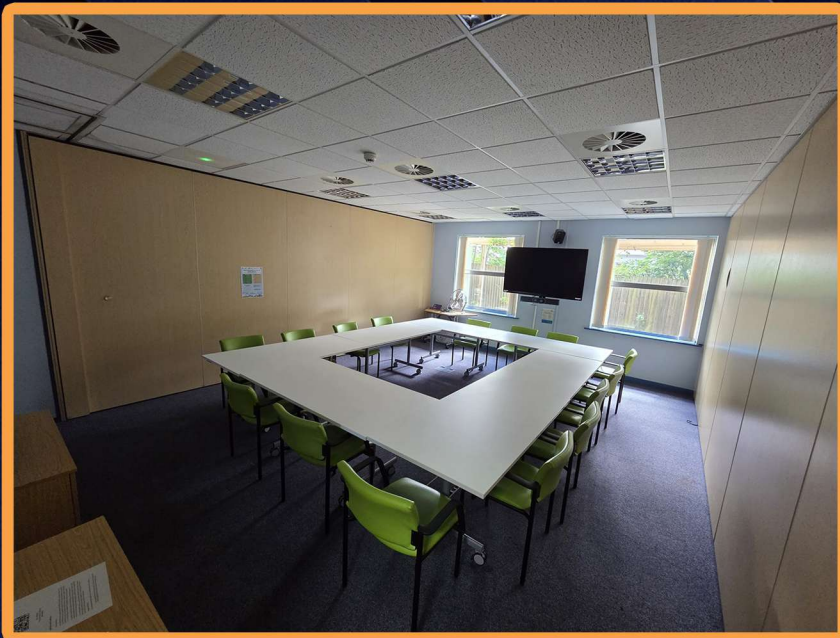
South Somerset
Image Collection
temporarily closed



ACCOMMODATION

Total Net Internal Area - 28,637 sq ft (2,660 sq m)

Detailed floor plans and a full accommodation schedule are available upon request.



LEASE TERMS

The accommodation is available on a new Full Repairing and Insuring lease for a term to be agreed. Consideration will be given to letting the building as a whole or splitting the accommodation to suit multiple occupiers, subject to agreement.

Rent: Upon Application.

Viewing & Further Information: Strictly by appointment through the sole letting agents.



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