



Building 3, Lopen Business Park, Mill Lane, Somerset TA13 5JS

Serviced office suite available on a fully inclusive basis.



3400.00 sq ft

- Multiple individual offices as well as storage rooms and a meeting room.
- Easy access to A303, Crewkerne
- Ample on-site parking.
- Rent inclusive of all rates and utilities etc.

£32,000 Per Annum

THE PROPERTY

Serviced office suite available on a fully inclusive basis. Available to let is the entire first and top floor office suite of Building 3 totalling 3,400sq ft. This comprises of a mixture of eight individual offices on the first floor which also includes a meeting room plus three storage rooms as well as an open plan office above on the top floor which also has two large storage rooms. Kitchen and toilet facilities are on the first floor and a good lift is available for moving furniture etc in and out. There is plenty of on-site parking and easy access to the A303 at Crewkerne. The rent is inclusive of all rates, utilities etc. The only service the tenant will need to arrange for is telephone/broadband. Viewing is welcome by arrangement only. Lease term to be negotiated on application. (Factory / Industrial units also available to let on site.)

SITUATION

Lopen Business Park is situated just five miles off the A303 roundabout by South Petherton and less than five miles from Crewkerne. A rural and peaceful location surrounded by countryside views.

DIRECTIONS

What3words/// functions.store.universe

LOCAL AUTHORITY

Somerset Council Tel: 0300 123 2224
Business Rates: RV TBA

ENERGY PERFORMANCE CERTIFICATE



CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremise.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

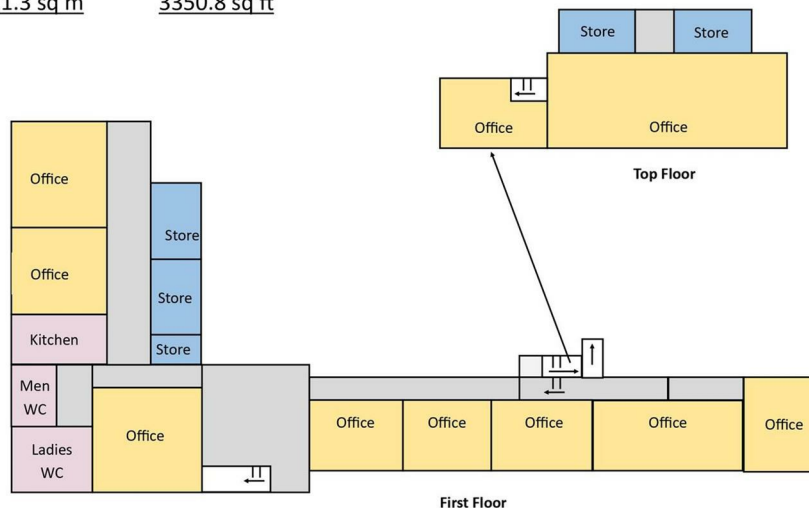
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

Building 3 Office Plan - Beehive Self Storage. A3 Scale 1cm/1m

311.3 sq m

3350.8 sq ft



RH/14/01/2025



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