

NEW RELEASE - HOLBORN COMMERCIAL PROPERTY

ARTILLERY 88

Yeovil, Somerset, UK

27 Light Industrial Units (1,136 to 1,593 sf GFA)



Prices from £225,000 ex VAT
Reservation Deposit £2,400

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ARTILLERY 88

Lufton Trading Estate, Yeovil BA22 8QR

This new development comprises 27 self-contained commercial units ranging from 1,136 sq ft to 1,593 sq ft each with allocated parking, for sale, freehold.

Artillery 88 is positioned on Yeovil's premier Business Park, Lufton Trading Estate.

The estate is an extension of the Houndstone Business Park and extremely popular with occupiers being well located to the west of Yeovil town centre and for the A303. The A303 trunk road provides links to London via the M3, Exeter, Taunton and Bristol via the M5.

The town is also served by railway with regular services to London and many other centres.

The development has been brought forward by Fortitudo Ltd a well respected and quality regional developer based nearby in Poole, Dorset and is due for completion in June, 2023.

Artillery 88 at a glance

- Reservation Deposit £2,400
- Unit Type A from £295,000
- Unit Type B from £275,000
- Unit Type D from £225,000
- Allocated parking to all units
- Available immediately

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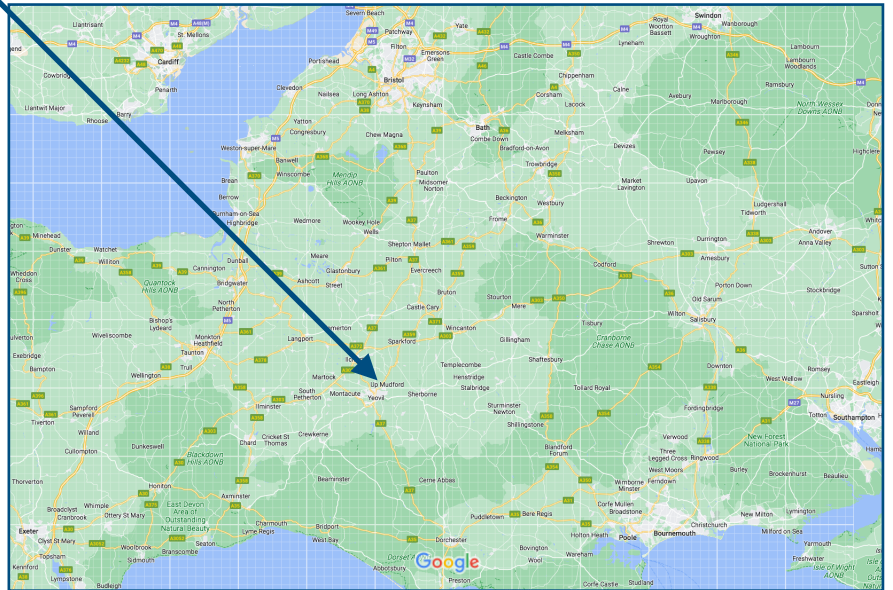
LOCATION

Yeovil, Somerset, UK

YEovil is a busy commercial regional centre in southern Somerset close to the border with Dorset.

It is strategically located between Taunton & Exeter to the west, Bristol & Bath to the north, Salisbury & Southampton to the east and Dorchester & Weymouth to the south. Historically it has been the centre for the leather industry but more recently is the home to aviation & defence contractor, Normalair/Garratt (formerly Honeywell) and helicopter specialists Leonardo (formerly Agusta/Westland).

The town lies in southern Somerset with a population of over 150,000 in the region.



TRAVEL DISTANCES

A37 - 1.8 miles

Yeovil Town Centre - 2.7 miles

A303 - 5 miles

Junction 25 of M5 Motorway - 22.5 miles

Taunton - 26 miles

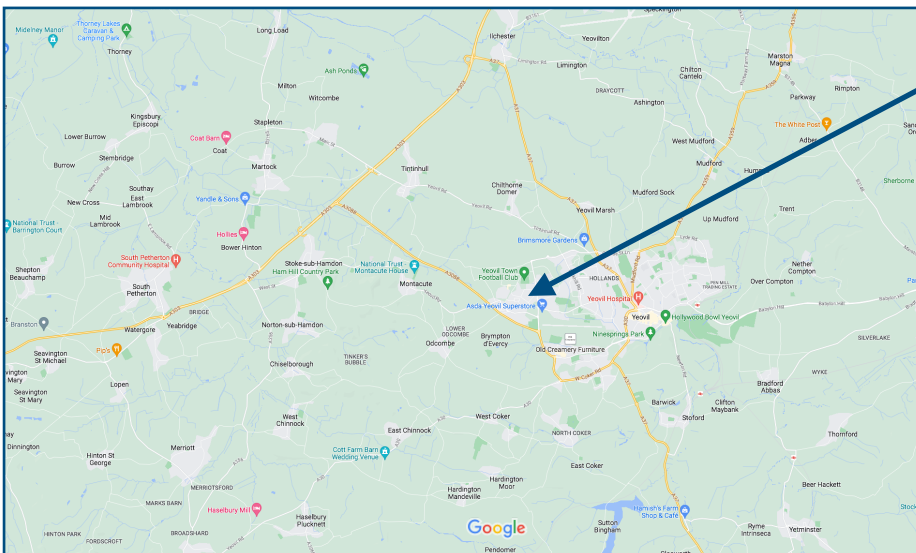
Bristol - 41 miles

Bournemouth - 50 miles

Exeter - 52 miles

RAIL SERVICES

Yeovil has 2 stations, Penn Mill and Yeovil Junction providing services to London, Exeter, Bath, Bristol, Dorchester, Weymouth, Salisbury, Southampton.



ARTILLERY 88

This exclusive new development is located to the west of Yeovil town centre within Lufton Trading Estate which provides the prime employment area for the town due to its road connectivity to both the A37 and A303 via the A3033 which skirts the western boundary of the commercial area.

Situated on the Lufton Trading Estate, a well established industrial/commercial/trade counter location with a long history of consistent trading conditions and long term rental growth.

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Specification

- 15kN/m² ground floor loading capacity
- 6m internal eaves height
- High-Quality trapezoidal cladding systems to roof & walls
- 10% daylight roof panels
- Sectional insulated roller shutter loading doors
- Allocated parking spaces

*specification is subject to change without notice

Artillery 88

[DOWNLOAD
DEVELOPER
BROCHURE](#)Prices from **£225,000** ex VAT**6.1%**
Gross Yield**Q2 2023**
Completion

*The property and development specifications, particulars, descriptions, artists' impressions, photographs, floor plans, layouts, maps and other details are for general guidance only and subject to change without notice. The property market is volatile and illiquid, property prices and rental yields may fluctuate and be affected by a broad range of risk factors. You should not rely on this brochure, web page and associated information as the sole means of making an investment decision and should seek independent professional advice in regard to any transaction of this nature.

NEW RELEASE - HOLBORN COMMERCIAL PROPERTY



ARTILLERY 88

Yeovil, Somerset, UK

27 Light Industrial Units (1,119 to 1,620 sf GFA)

Artillery 88

[DOWNLOAD BROCHURE](#)

[DOWNLOAD SITE PLAN](#)

[DOWNLOAD PRICE LIST](#)

- Reservation Deposit £2,400

Prices from:

- Unit Block A from £295,000
- Unit Block B from £275,000
- Unit Block D from £225,000

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ARTILLERY 88

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This new development comprises 27 self-contained commercial units ranging from 1,136sq ft to 1,593sq ft all with allocated parking for sale, freehold.

The development has been brought forward by Fortitudo Ltd a well respected and quality regional developer based nearby in Poole, Dorset and is due for completion in June, 2023.

Artillery 88 provides an excellent opportunity to acquire one or more of a total of 27 freehold SME small industrial/commercial units in Yeovil, Somerset.

The development is due for completion in early June, 2023 and these highly sought after and well-appointed brand new units are available for pre-sale/sale immediately.

Any reference to prices are exclusive of VAT. VAT is payable on the majority of commercial/industrial property and the purchaser should seek independent tax and investment advice as the information provided cannot take into account individual purchasers income tax capital gains and any pension or inheritance liabilities.