



## Office Suites with Parking TO LET

**21 Leach Road, Chard Business Park, Chard, TA20 1FA**

- Located on Chard's Premier Business Park
- 2 first floor office suites 39.48 sqm (425 sq ft) and 37.16 sqm (400 sqft) available individually or combined
- Ample Car Parking, Disabled Access, Flexible inclusive lease terms

**Suite 1 Rental Guide : £10,000 p.a. inclusive; Suite 2 Rental Guide : £9,500 p.a. inclusive**

On behalf of

**NHS**  
*Property Services*

## Location

Chard is a popular South Somerset market town with a resident population of 12,000, located approximately 17 miles south west of Yeovil, 15 miles from Taunton and 30 miles from Exeter.

Chard Business Park is situated off the A358 road that links to the M5 (Junction 25) at Taunton. The A303 trunk road linking to the M3 and London and Exeter is accessed within 3 miles at Ilminster.

Chard Business Park is Chard's Premier Business Park with occupiers including Spillers of Chard, Bodycote and Somerset Primary Health Care Trust.

## Description

As shown on the attached photographs and plan, the available accommodation comprises two adjoining first floor office rooms at 21 Leach Road.

The offices are accessed either via the main Dental Practice customer entrance or via a self-contained side entrance with stairs or lift accessing the first floor.

The suites provide open plan office area and ancillary storage areas.

The offices have shared use of male and female WC Facilities, kitchen and shower room.

The property benefits from a large car park with ample car parking available to office occupiers.

## Accommodation

All areas are approximate

Suite 1	39.48 sq m	425 sq ft
Suite 2	37.16 sq m	400 sq ft

## Business Rates

The offices will be subject to new business rates assessments and due to their size and likely rateable values qualifying businesses benefitting from Small Business Rates Relief should have no business rates to pay. Interested parties should make their own enquiries with the local billing authority to confirm their eligibility.

## Tenure

The office suites are available on an internal repairing lease for a term by arrangement.

## Rental Guide

Suite 1: £10,000 per annum inclusive

Suite 2: £9,500 per annum exclusive.

Rent is inclusive of Electricity, grounds and garden maintenance, building repairs, cleaning and maintenance of communal areas, mechanical and electrical servicing, security and water.

Tenants will be responsible for their own IT and telephone requirements.

Full details are available from the letting agents.

## VAT

VAT will not be charged on rent and service charge payments.

## EPC

The property has a "D" EPC Rating – further details available from the letting agents.

## Viewing

Strictly by appointment with letting agents:-

Robert Clark, Greenslade Taylor Hunt

22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: **01935 423474**

Email: [robert.clark@gth.net](mailto:robert.clark@gth.net)





**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.

