




Storage Units and Yard Ashington Lane,  
Ilchester, Yeovil, Somerset, BA22 8EG

## Storage Units and Yard

Ashington Lane  
Ilchester  
Yeovil  
Somerset BA22 8EG

 4800.00 sq ft

- Self-contained site of c.0.60 acres.
- 1.50 miles from A303 trunk road.
- Suitable for a variety of commercial uses.
- Enclosed hardsurfaced yard of c. 0.30 acres.
  - Available from May 2026

£15,000 per annum

Yeovil Commercial  
01935 423526  
yeovil@symondsandsampson.co.uk



## PROPERTY

Storage Units & Yard at Ashington Lane, Limington, Yeovil, BA22 8EG

- Building 1 is an enclosed storage workshop unit with power, first-floor kitchen, WC and office facilities of approx. 167.22 sq. m (1,800 sq. ft.)
- Building 2 is an open sided storage unit of approx. 278.66 sq. m (3,000 sq. ft.)
- Secure hardscaped yard extending to approx. 0.30 acre.

## LOCATION

The property/site is located off Ashington Lane, Limington, in a quiet rural setting approx. 5.00 miles north of Yeovil and 1.50 miles from the A303 Exeter to London trunk road at Ilchester.

What3words:///trophy.yelled.uproot

## RENT

£15,000 + VAT per annum

## LOCAL AUTHORITY

Somerset Council  
Tel. 0300 123 2224

## SERVICES

Mains water and electricity available.  
The vendor informs us that Wessex full fibre internet is available.

No tests have been carried out in respect of the services, but we understand that the services will be certified prior to occupation.

## USE

Interested parties are advised to make their own enquiries with the Local Authority in respect of current permitted /proposed use

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority.

## EPC

TBC

## LEASE DETAILS

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.  
Each party to be responsible for their own legal costs incurred in the transaction.



## DEPOSITS/REFERENCES

Financial, accountancy and other references may be sought from any prospective tenants prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

## CODE FOR LEASING BUSINESS PREMISES

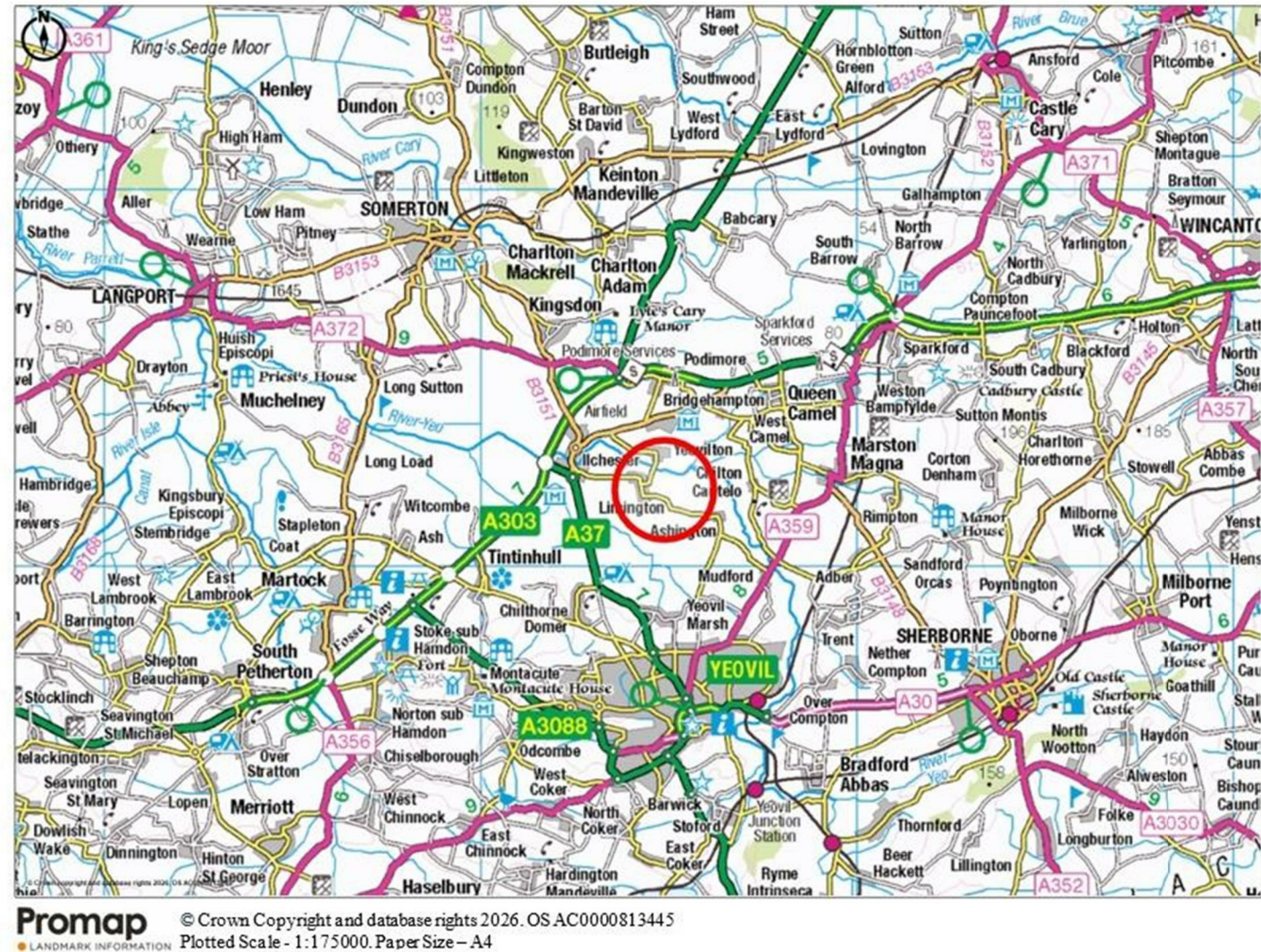
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations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

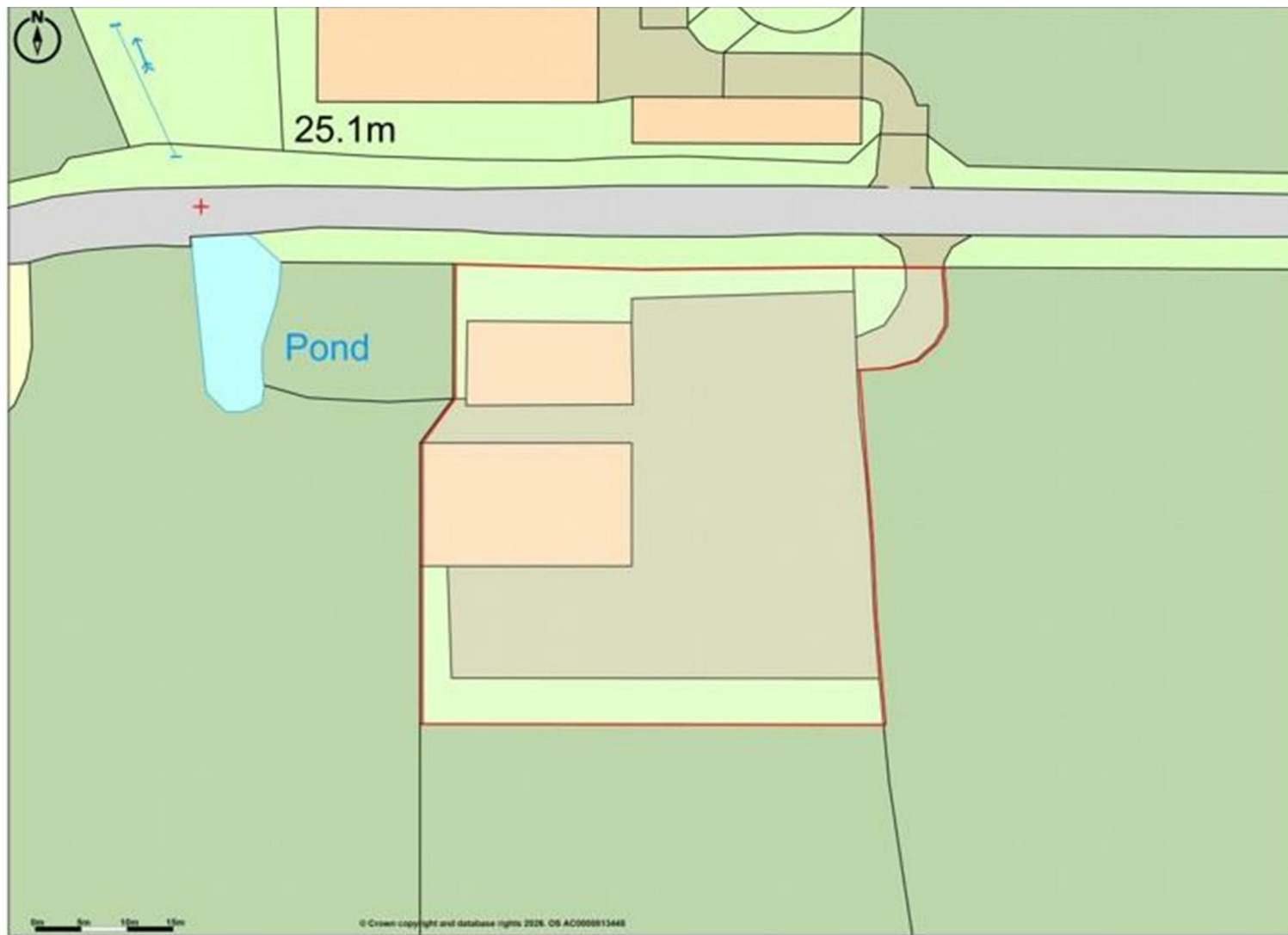
## FINANCE ACT 1989

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.





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 LANDMARK INFORMATION Plotted Scale - 1:750. Paper Size - A4

YEO/GDR/March 26



01935 423526 - Option 3

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Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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