

# ARTILLERY

88

## FOR SALE OR TO LET

27 self-contained commercial units with allocated parking  
1136sq ft - 1593sq ft

\*CGI illustration only – subject to change



ARTILLERY  
88

21 Artillery Road, Lufton Trading Estate, Lufton, Yeovil, BA22 8QR





ARTILLERY  
88

A37

Thorne

Yeovil

## LOCATION

### Lufton Trading Estate

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 for the A303 to the west of the town centre. The A303 trunk road provides a link to Taunton and the M5 motorway and London. The town is also served by a railway with regular services to London and other main centres.





# SPECIFICATION

## Reputable leaders in quality construction

- First floor suitable for office fit-out
- 15 kN/m<sup>2</sup> ground floor loading capacity
- 6m internal eaves height
- High-quality trapezoidal cladding systems to roof and walls
- 10% daylight roof panels
- Sectional roller shutter loading doors
- Allocated parking spaces

\*CGI illustration only - subject to change

# AVAILABILITY SCHEDULE

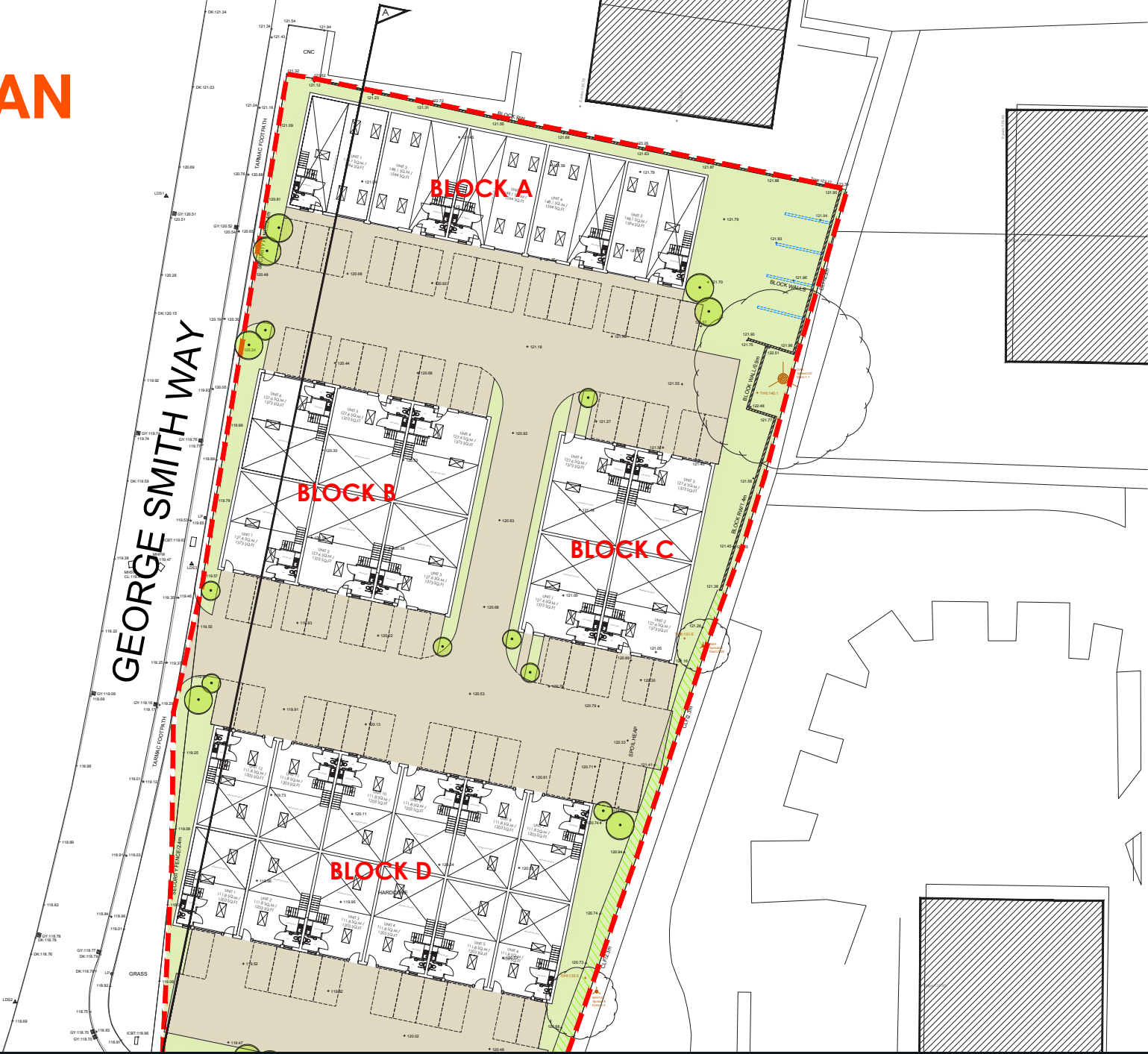
## 27 commercial units

\*all measurements approx - subject to planning permission

Unit number	Ground ft2	First ft2	Total ft2	Service charge pa	Spaces
Block A	1079	514	1593	£550	4
Block A	1079	538	1593	£550	4
Block A	1079	538	1593	£550	4
Block A	1079	538	1593	£550	4
Block A	1079	538	1593	£550	4
Block B	919	481	1400	£500	3
Block B	919	481	1400	£500	3
Block B	919	481	1400	£500	3
Block B	919	481	1400	£500	3
Block B	919	481	1400	£500	3
Block B	919	481	1400	£500	3
Block C	919	481	1400	£500	2
Block C	919	481	1400	£500	2
Block C	919	481	1400	£500	2
Block C	919	481	1400	£500	2
Block D	745	391	1136	£400	1
Block D	745	391	1136	£400	1
Block D	745	391	1136	£400	1
Block D	745	391	1136	£400	1
Block D	745	391	1136	£400	1
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# SITE PLAN

Exquisitely designed



# fortitudo

**Renowned for high-quality**

Working with our trusted award-winning local architect, we have ensured that  
the development has been intelligently designed

**All enquires**

01202 233279

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[fortitudoproperty.com](http://fortitudoproperty.com)

\*the property and development specifications, particulars, descriptions, artists' impressions, photographs, floor plans, configurations, layouts, maps and any other details are for general guidance only and are subject to change without notice