

The White House, 114 Hendford Hill, Yeovil, BA20 2RF

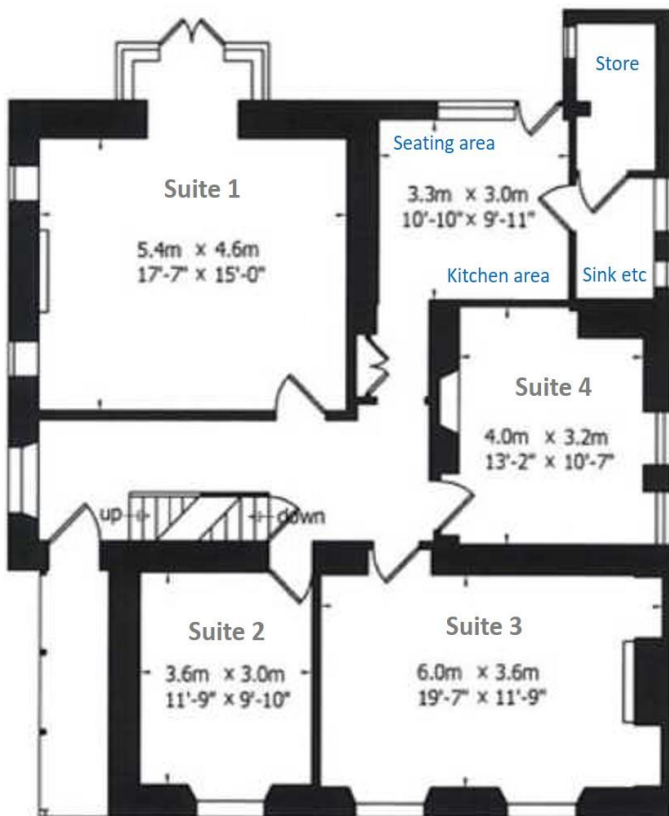
Tel: 01935 577007 * Email: info@transolva.co.uk * Fax: 01179 811393
www.transolva.co.uk



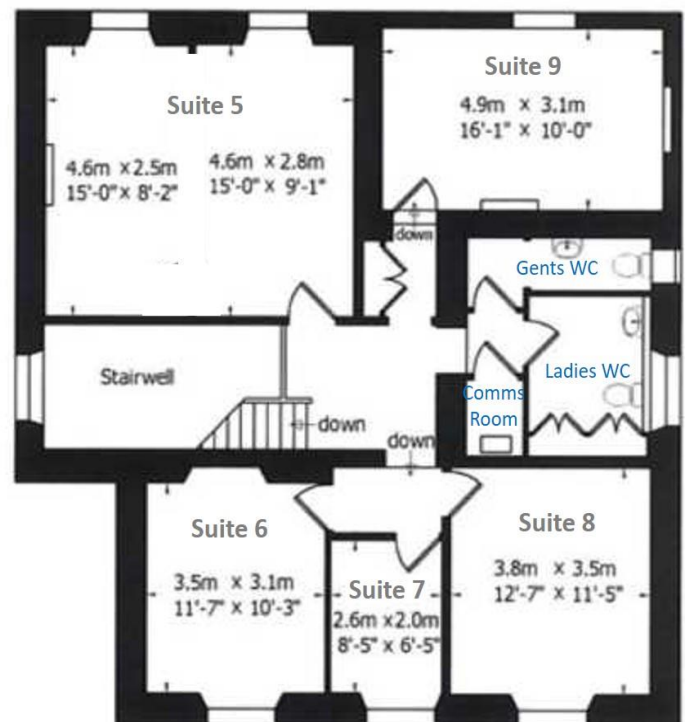
Property description

The currently named White House provides a range of 9 various sized, recently refurbished 'period style' suites available on a flexible lease basis through FlexxiLease a division of Transolva Ltd. The rooms are arranged on 2 floors and will feature a newly installed communal 'kitchen' and seating area, ladies and gent's toilets on 1st floor and use of training / conference room(s) at preferred rates at a local hostelry - if required and available.

Room layout



GROUND FLOOR



FIRST FLOOR

The White House, 114 Hendford Hill, Yeovil, BA20 2RF

Tel: 01935 577007 * Email: info@transolva.co.uk * Fax: 01179 811393

www.transolva.co.uk

Position

The White House is superbly located on Hendford Hill and hereby benefits from thousands of passing motorists every day. Its position offers very good access to all of the major regional routes (A30, A37, A303), with town centre also within easy walking distance.

Terms and details

Leases and terms will be on an 'Easy in', 'Easy out' policy, with the option to break on one month's notice.

Suite Number	Approx. Size (Sq ft)	Year '18 - '19 monthly rent	Year '19 - '20 monthly rent	Notes
1	262	-	-	Tenant filled
2	115	-	-	Tenant filled
3	229	-	-	Tenant filled
4	139	-	-	Tenant filled
5	262	-	-	Tenant filled
6	118	-	-	Tenant filled
7	55	-	-	Tenant filled
8	144	-	-	Tenant filled
9	160	-	-	Tenant filled

A 1 month rent deposit will be required and will be held by FlexxiLease (the Landlord) and documented by the way of Lease Deposit Deed. This would be fully refundable should a tenant decide to vacate the offices and if the suite has been left in an acceptable condition; as will be shown in the FlexxiLease conditions.

The rent or deposit shown above will not attract VAT.

Services included in the monthly rent are:

- Business Rates *;
- Buildings Insurance; Suite contents insurance etc is the responsibility of the tenant;
- Site maintenance and management Charges;
- Heating and lighting;
- Electricity (unless usage is above normal);
- Water (unless usage is above normal);
- Cleaning of Common Areas;
- Light cleaning of the tenant's rooms (fortnightly);
- Window cleaning (outside);
- Dedicated White House website - not yet in place;
- Use of Common Areas i.e. kitchen, seating area, outside eating area, WC's;
- Security - alarmed and patrolled as necessary with 24 hour access;
- Ample parking with additional overflow arrangements;
- Road facing company name board facility - name board cost to be borne by tenant.

* Only if The White House is the lessee's sole office and providing multiple rooms are not let so affecting otherwise.

Additional charges

Service	Cost
Room set-up, preparing of the agreement, printing of name plaque, setting-up of telephone and / or internet - one off charge;	£40.00
Telephone rental charges - monthly;	£15.00
Telephone call charges - monthly depending on usage (typically; 9p / min mobiles and 1p / min landlines)	
Broadband / Internet - monthly; <i>Broadband connection of shared GEA Connection of 20Mb down and 18Mb up with a 4 hour 'fix' time</i>	£39.00
Charges received from the IT company in resolving an individual suite's internet, connection or other issues or requests;	P O A
Meeting room hire. Owing to the imminent hire of Suite 1, we can arrange privileged arrangements and prices with either The Quicksilver Mail or Red House public houses.	P O A
Name inserted on external road-facing board	£45.00

* All additional charges will attract VAT at the prevailing rate current at the time of invoicing.

The 'Porting' of your own telephone number can be arranged through British Telecom for a payment of £40.00; direct charge from them. Alternatively, a random DDI number can be allocated at a cost and should you decide to leave The White House this number can be transferred or forwarded to you, again at your cost;

All broadband, phone and call charges will be invoiced monthly in arrears; for immediate payment.

In the year 2019 - 2020 and thereafter rental increase will be a minimum of 3% or maximum of 4%. Rises above will only be necessary if the supply of electric, gas and water services rise significantly and then only by advance notice.

Application

Please contact Phil Bond if you are interested in either of the available suites or interested in hiring the large or small training rooms on the number above: 01935 577007 or on the mobile: 07800 745017.

your way; our way; the only way!