



WATLING
REAL ESTATE

FOR SALE / TO LET

FORMER SILVERLINE TOOLS PREMISES, BOUNDARY WAY, LUFTON TRADING ESTATE, YEOVIL, BA22 8HZ

Substantial Vacant Freehold Warehouse Premises

On behalf of Joint Administrators



HIGHLIGHTS

- ▶ Substantial vacant freehold warehouse premises
- ▶ Modern distribution facility with clear internal heights up to 16.5m
- ▶ Fully racked main warehouse
- ▶ 118,982 sq.ft. GIA on 5.63 acre site
- ▶ Low site cover of approximately 37%
- ▶ Additional expansion land of 0.88 acre
- ▶ Established industrial estate location
- ▶ EPCs rated 'B'
- ▶ Excellent accessibility via the A3088, which connects with the A303 London to Exeter link road, facilitating onward access to the M5, M3 and wider road network
- ▶ Offers for the Expansion Land and Detached Offices in isolation will be considered
- ▶ Leasehold offers, for the whole and constituent parts, will also be considered

**GUIDE PRICE OF £5,000,000
FOR THE FREEHOLD INTEREST**

Representing a low capital value of £42 per sq.ft.



LOCATION

The property is situated on Boundary Way within the established Lufton Trading Estate, to the north-west of Yeovil town centre, Somerset.

The property benefits from strong road connectivity, being within a short distance of the A3088, which links with the A303 (London to Exeter link road) approximately 5 miles to the north-west. The A303 facilitates access to the M3 and M5 motorways, and wider road network.

Yeovil Penn Mill and Yeovil Junction Train Stations are within 5 miles of the property, offering direct services to London, Exeter, Bristol and Bath. Regionally, Yeovil is approximately 28 miles east of Taunton and 40 miles south of Bristol.

The property occupies a prominent position within a well-established commercial and industrial location, surrounded by a range of trade, distribution and manufacturing businesses. Prominent local occupiers include the Screwfix Head Office, Leonardo Helicopters and Honeywell Aerospace.



A303
9 mins

M5
35 mins

Exeter
60 mins

Bristol Airport
65 mins

M3
80 mins

M4
85 mins



Exeter
60 mins

Bath
65 mins

Bristol
90 mins

Southampton
95 mins

London
130 mins

PROPERTY

The property comprises a modern warehouse facility extending to approximately 118,982 sq.ft. on a secure 5.63-acre site. The complex includes three principal interconnected warehouse buildings with integral office accommodation, a detached self-contained office building, a 0.88-acre parcel of expansion land, and external yard, parking, and circulation areas.

WAREHOUSE ACCOMMODATION

The warehouse units were constructed in the early to mid-2000's, providing well specified accommodation. The units are each of steel portal frame construction with solid concrete floors and insulated steel-clad elevations and roof. The units each benefit from LED downlights and gas warm air blowers.

The Bulk Storage Warehouses, situated to the south of the site, offer high-bay accommodation, with clear internal heights of 16.5m, rising to 17.7m at the apex. The units are racked throughout and benefit from 2 dock level loading doors.

The Picking Warehouse, situated to the north-east of the site, offers a clear internal height of 7.9m rising to 10.1m at the apex, and is serviced by 3 dock level loading doors and single level access door. The unit has been extended to the eastern elevation.

There is a 3-storey mezzanine within the warehouse providing further storage accommodation.

Integral office accommodation is located to the front elevation. The offices are arranged over three storeys and finished to a high-quality standard. Specification generally comprises laminate flooring, perimeter trunking, climate control units set within a suspended ceiling and double glazed windows.



DETACHED OFFICE BUILDING

There is a detached self-contained office building of two-storey masonry construction beneath a pitched-tiled roof, located to the west of the site.

The building provides both cellular and open-plan accommodation, with a mixture of carpeted and laminate flooring, perimeter trunking and suspended ceilings, along with climate control units and double-glazed windows.

The property benefits from its own secure parking area and could be occupied independently of the wider site.

EXPANSION LAND

There is a vacant parcel of land situated to the east of the site, of approximately 0.88 acre.

The grassed site has a secure vehicular access point off Boundary Way and is suitable for a variety of commercial uses (subject to planning).

The land is self-contained and capable of independent occupation.

EXTERNAL

The site benefits from concrete yard areas situated adjacent to the principal warehouse buildings, with tarmacadam car parking areas to the north of the site.

There is a semi-permanent warehouse facility, providing additional storage accommodation, fronting the Bulk Warehouses.

There are 4 vehicular access points into the site off Boundary Way.





Bulk Storage Warehouses

Expansion Land

Picking Warehouse

Detached Offices

ACCOMMODATION

The property provides the following approximate Gross Internal Area:

| AREA | SQ.M | SQ.FT. |
|-------------------------------|-----------|---------|
| Bulk Storage Warehouses | 5,973.60 | 64,300 |
| Picking Warehouse | 2,065.81 | 22,236 |
| Picking Warehouse – Offices | 662.97 | 7,136 |
| Picking Warehouse – Mezzanine | 1,889.18 | 20,335 |
| Detached Offices | 462.18 | 4,975 |
| Total | 11,053.74 | 118,982 |

The semi-permanent storage unit provides 890.56 sq.m. (9,586 sq.ft.) of additional accommodation.

The property sits on a 5.63-acre site, representing a low site cover of approximately 37%.



TITLE

The property is held freehold under title no's WS19109, WS11785 and WS9300.

PLANNING

It is understood that the property has consent for its recent warehousing (B8) use.

The expansion land could be developed to provide further parking, yard or circulation space, with the ability to create further loading points to both the Picking and Bulk Storage Warehouses. Alternatively, the land may be suitable for further commercial / industrial development subject to planning.

Interested parties are to rely on their own enquiries with Somerset Council.

BUSINESS RATES

Rateable Value: £510,000*

Rates Payable: £259,080

**Effective 1 April 2026*



FURTHER INFORMATION

EPC

EPCs are rated B. Copies of the EPCs are available within the Marketing Pack.

CHATELS

There are various plant, machinery and chattel items within the property which are available by way of separate negotiation. This includes the semi-permanent storage unit and racking. An asset schedule with further detail is available within the Marketing Pack.

SERVICES

It is understood the property benefits from all mains services. Interested parties are to rely on their own investigations.

MARKETING PACK

A Marketing Pack with additional information is available upon request.

VIEWINGS

Strictly by appointment with Watling Real Estate.

OFFERS

Guide Price of £5,000,000 for the freehold interest, representing a low capital value of £42 per sq. ft.

Offers for the Expansion Land and Detached Offices in isolation will be considered. Leasehold offers, for the whole and constituent parts, will also be considered.

VAT

All prices are quoted exclusive of VAT. VAT will be chargeable on the transaction.

COSTS

Each party will be responsible for their own professional costs incurred in the transaction.

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, the successful purchaser will be required to provide details on the source of funds and ultimate beneficial owners.

SALE BY JOINT ADMINISTRATORS

The property is offered for sale on behalf of Hywel Phillips and Gavin Park, the Joint Administrators of Group Silverline Limited and Toolstream Limited. The Joint Administrators offer no title or collateral warranties associated with this property or transaction. The Joint Administrators, their agents and representatives act without personal liability.

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February 2026
Subject to Contract
Property Reference: 223137

Hywel Phillips and Gavin Park were appointed Joint Administrators of Group Silverline Limited and Toolstream Limited (together “the Companies”) on 11 December 2025. The affairs, business and property of the Companies are managed by the Joint Administrators. The Joint Administrators act as agents of the Companies and contract without personal liability.

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