

TAUNTON

WAREHOUSE/SHOWROOM/TRADE COUNTER

TO LET

BUILDINGS 409.88 M² / 4,412 FT²
(SITE AREA APPROX 0.366 acres)



**FORMER EXMOOR PLASTICS PREMISES
LISIEUX WAY
TAUNTON TA1 2LB**

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LOCATION

Taunton, population circa 65,000, is situated to the north of the M5 Motorway some 35 miles north east of Exeter, and 45 miles south-west of Bristol. The property is located on Lisieux Way approximately one mile to the east of the town centre, within a densely populated residential district. Lisieux Way forms one of the main arterial routes into the town centre from the south east. Motorway (M5) access is available from J26 at Chelston, or J25 at Taunton. Other commercial users nearby include The Lisieux Way Shopping Centre (comprising a Tesco supermarket, and five unit shops), as well as The Fire and Ambulance Centres.

DESCRIPTION

The property comprises a modern detached light industrial/office building set within its own site, and benefits from generous on-site car parking. The property offers the following features:

- Modern warehouse/office building constructed circa 1980s
- Prominent roadside position
- Production/clean room facilities
- Generous on-site car parking
- Power & lighting installed
- Separate male/female WC accommodation
- Kitchen/Staff facilities
- Potential for alternative uses

FLOOR AREAS

		Gross Internal Floor Areas	
Main Building	Ground Factory/Production	332.72 m ²	3,581 ft ²
	First Floor Production/Offices	<u>77.16 m²</u>	<u>831 ft²</u>
TOTAL		409.88 m²	4,412 ft²

PLANNING

The entire property benefits from established use for B1 manufacturing and offices. It is likely that the use now falls within Class E under the Town & Country Planning (Use Classes) Order, an enlarged class which includes most business, retail, trade counter, creche, B1 business, offices, etc (subject to confirmation/ planning consent). Interested parties should make their own enquiries of Somerset West and Taunton Council.

LEASE TERMS & RENT

The property is available to lease as a whole on a new full repairing and insuring lease at a commencing rent of £35,000 per annum exclusive (excluding VAT if payable).

(Alternatively the owner may consider a sale of the freehold interest – details upon request)

RATES & ENERGY PERFORMANCE

Rateable Value 2017 Rating List

Description: Factory & Premises RVE18,000

For details of rates payable please contact Somerset West & Taunton Council on 01823 356324.

Energy Performance Certificate: **Band D (97)**

LEGAL COSTS

Each party is to pay their own legal costs incurred in the transaction.

FURTHER INFORMATION AND VIEWING

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3 November 2021

