

# TAUNTON

PRODUCTION / WAREHOUSE  
AND TRADE COUNTER UNIT  
WITH YARD / STORAGE AREA

# TO LET

2,645 FT<sup>2</sup> / 246 M<sup>2</sup>



**UNIT 2B CORNISHWAY SOUTH  
GALMINGTON TRADING ESTATE TAUNTON TA1 5NQ**

**Victoria House • Victoria Street • Taunton TA1 3FA • Fax: 01823 353133**

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# 01823 353033

## LOCATION

The unit is located on the Galmington Trading Estate with easy access off Wellington New Road (A38), a main arterial route, to the south west of Taunton and within easy reach of the town centre. Junction 25 and 26 of the M5 motorway are easily accessible. Wellington New Road is a busy route and is popular with retail & showroom occupiers whilst Galmington Trading Estate provides accommodation for trade counter, manufacturing and distribution companies including local and national businesses. Nearby occupiers include Screwfix, National Tyres, Plumbase, Taunton Fabrications and CRS Building Supplies.

## DESCRIPTION

A self-contained business unit with gated and fenced yard. The property offers the following features:

- Single span warehouse with solid concrete floor.
- Roller shutter loading door ht: 3.93m and width: 2.71m.
- Min eaves height of 4.22m.
- Male & female WCs and kitchen unit.
- Single storey office area (two rooms) with electric heating, LED light fittings and carpets.
- Frontage to Cornishway South.
- LED lighting to warehouse area.
- 3-Phase power supply.
- Concrete loading apron to loading door.
- Tarmac forecourt with parking for 4 cars.
- Approx 4,750 ft<sup>2</sup> gravelled yard to the rear.
- Gated entrance to yard.

## FLOOR AREAS

Unit 2B	Ground Floor Office	45.76 m <sup>2</sup>	495 ft <sup>2</sup>	Gross Internal Floor Area
	Production / warehouse	<u>199.99 m<sup>2</sup></u>	<u>2,150 ft<sup>2</sup></u>	
	Total	245.75 m <sup>2</sup>	2,645 ft <sup>2</sup>	

## LEASE TERMS & RENT

The unit is available on a new lease at a rent of **£20,500 p.a.** exclusive of VAT (where applicable), payable quarterly in advance. The lease will be for a minimum term of 5 years. The tenant will pay the buildings insurance and will have responsibility for repairs with further details available on request.

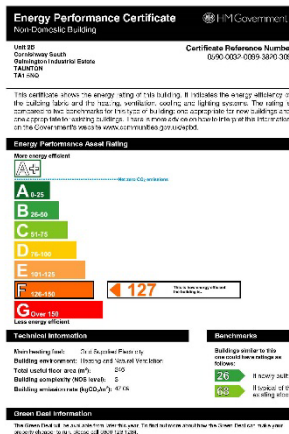
## RATES

Unit 2B – Workshop & Premises

Rateable Value: £16,750

For details of rates payable please contact Taunton Deane Borough Council on 01823 356324.

## ENERGY PERFORMANCE



## LEGAL COSTS

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

## FURTHER INFORMATION AND VIEWING

Contact: Nigel Hatfield, Hatfield White 01823 353033 [nhatfield@hatfieldwhite.co.uk](mailto:nhatfield@hatfieldwhite.co.uk)

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