

# TAUNTON

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



## TO LET

5,920 FT<sup>2</sup> / 550 M<sup>2</sup>



**CORNISHWAY NORTH  
GALMINGTON TRADING ESTATE  
TAUNTON TA1 5LY**

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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, Topps Tiles, Bradfords and CRS Building Supplies.

The location of the property is shown on the attached plan.

## DESCRIPTION

The property is a self-contained warehouse and production unit also suited to trade-counter use. The building has the following features:

- Single span construction.
- Concrete floor.
- Minimum 3.63m clear height, 4.19m to eaves.
- Two loading doors to front elevation – Height: 4.24m; width: 3.5m. Loading door to rear yard.
- High bay lighting to warehouse.
- 3-phase power.
- Offices with heating and lighting.
- Generous macadam surfaced forecourt for loading or car parking.
- Large additional yard to the rear.

## FLOOR AREAS

	Size M <sup>2</sup>	Size FT <sup>2</sup>
Ground Floor Offices	22.03	235
Ground Floor Production/warehouse	<u>482.64</u>	<u>5,190</u>
Ground Floor Sub-Total	504.67	5,430
First Floor Offices	<u>45.16</u>	<u>485</u>
<b>TOTAL</b>	<b>549.83</b>	<b>5,920</b>
<b>REAR YARD</b>	<b>560.00</b>	<b>6,030</b>

All areas are Gross Internal Floor Areas. Imperial figures are rounded.

## LEASE TERMS & RENT

The unit is available to let on a new lease for a term to be agreed drawn on a full repairing basis. The landlord's costs of buildings insurance are recovered from the tenant. Details are available on request.

**Initial rent: £37,000 p.a.**

The rent is exclusive of insurance, service charge, VAT and rates.

## RATES & ENERGY PERFORMANCE

Business Rates: Workshop and Premises Rateable Value £25,000

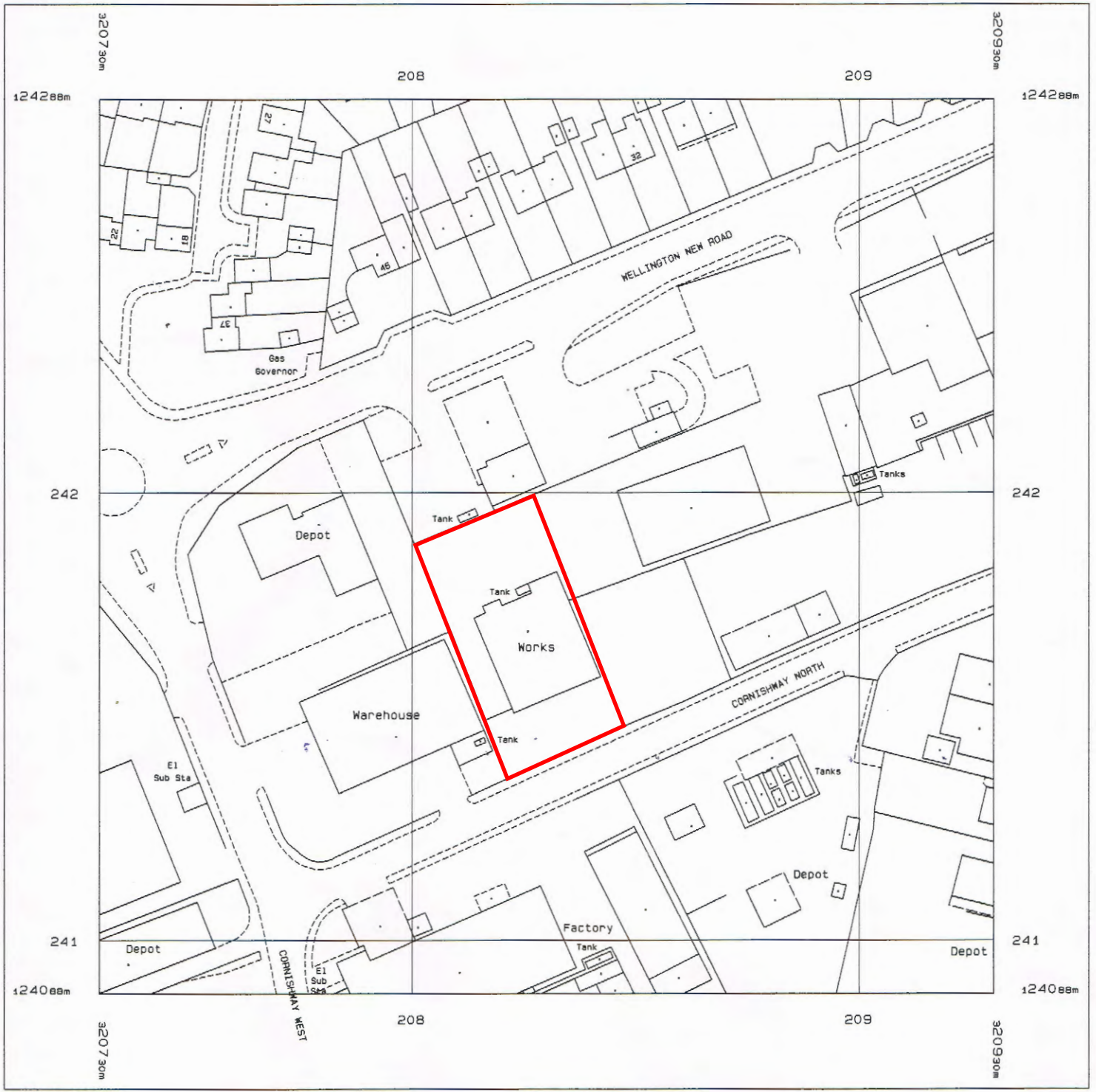
Energy Performance Certificate: Band: To be assessed.

## LEGAL COSTS

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

## FURTHER INFORMATION AND VIEWING

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



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