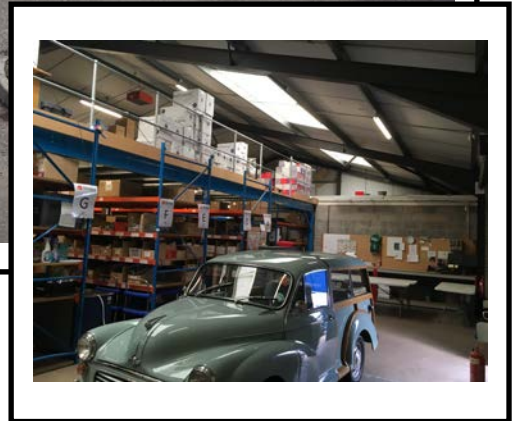


TAUNTON

PRODUCTION / WAREHOUSE BUILDING

TO LET

835.17 M² / 8,990 FT² (MAY DIVIDE)



**LEA HOUSE, FROBISHER WAY, BINDON ROAD
TAUNTON TA2 6BB**

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

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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 situated on Frobisher Way within the Bindon Road Business Park, a few miles to the north of the town centre. Road access from J26 of the M5 motorway is along the A38 from the Chelston Roundabout, or J25 at Taunton.

DESCRIPTION

The property comprises a modern detached light industrial building with on-site parking and a shared service yard. The property offers the following features:

- Modern business unit constructed circa 1980s
- Roller shutter loading door height: 3.07 m and width: 4.06 m
- Significant two storey office content
- 8 car parking spaces (plus more available opposite by negotiation)
- Lorry loading space
- Hard surfaced loading apron and forecourt
- Min eaves height of 3.45 m (11 ft 4 in)
- Separate male/female WC accommodation
- Kitchen/Staff room
- Power & lighting installed

FLOOR AREAS

Gross Internal Floor Areas

Ground Floor	Warehouse/Offices	594.19 m ²	6,396 ft ²	<i>The internal offices may be remodelled by agreement with the landlord.</i>
Mezzanine	Offices	117.34 m ²	1,236 ft ²	
	Storage	<u>123.64 m²</u>	<u>1,331 ft²</u>	
TOTAL		835.17 m²	8,990 ft²	

LEASE TERMS & RENT

The entire property is available to let on a new full repairing and insuring lease for a period of 10 years (subject to a tenant break if required). Available Spring 2020.

Rent: £47,000 per annum exclusive of insurance, service charge and VAT, for the whole

Leases of parts may be available by negotiation

RATES & ENERGY PERFORMANCE

Rateable Value 2017 Rating List

Description: Workshop & Premises RVE19,000

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

Energy Performance Certificate: **Awaited**

LEGAL COSTS

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

FURTHER INFORMATION AND VIEWING

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13 January 2020