

TAUNTON

MODERN PRODUCTION/
WAREHOUSE UNIT

TO LET



UNIT 13C – 68.15 m² (734 ft²) plus mezzanine



UNIT 13C



TERRACE VIEW

**UNITS 13C CORNISHWAY SOUTH
GALMINGTON TRADING ESTATE, TAUNTON, TA1 5NQ**

Victoria House • Victoria Street • Taunton TA1 3FA

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LOCATION

The property is located to the south-west of central Taunton on the Galmington Trading Estate within easy reach of the town centre and the M5 motorway via Junction 26 (Chelston). Access is from the main Wellington Road (A38) and Cornishway West. The Galmington Trading Estate is popular with manufacturing, distribution and trade/wholesale companies. Nearby occupiers include National Tyre Service, City Plumbing, Eagle Plant Hire and Wessex Water.

DESCRIPTION

The property comprises a terrace warehouse/workshop development constructed in the 1970's and benefiting from the following features:

- Single span steel portal frame construction
- 4.1m (13 ft 6 in) minimum eaves height
- Profiled and insulated sheet steel cladding to upper elevations
- Dedicated loading and parking areas
- WC provision
- Mains water, drainage & electricity connected
- Steel roller shutter loading door 3.08 m (10 ft 2 in) wide

FLOOR AREAS (GIA)

Unit 13C Ground Floor Production	68.15 m²	(734 ft ²)
Mezzanine Office/Stores	34.05 m²	(366 ft ²)

LEASE TERMS & RENT

The unit is available on a new leases drawn on full repairing and insuring terms.

The rent for this unit is to be £6,600 per annum exclusive of rates, service charge. VAT is not payable on this property.

RATES & ENERGY PERFORMANCE

Unit No	Description:	Rateable Value 2010 List:
13C	Workshop & Premises	RV£7,100

Depending upon occupational criteria, Small Business Relief may apply to this property

Interested parties are advised to contact Somerset Council on 0300 123 2224 to establish the current rates payable.

Energy Performance Certificate: **BAND E**

LEGAL COSTS

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

FURTHER INFORMATION AND VIEWING

Please contact David White

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