

TAUNTON

(BRADFORD ON TONE)
PRODUCTION &
WAREHOUSE UNITS



TO LET

BAYS 1-6 – UP TO 9,298 FT² /863.80 M²



**HELE MANOR INDUSTRIAL ESTATE
BRADFORD ON TONE, TAUNTON TA4 1AH**

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

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LOCATION

Hele Manor Industrial Estate is located in a rural but convenient situation approximately 4 miles to the west of Taunton, where access to junction 25 of the M5 Motorway provides easy access to the greater south west region and beyond. The property is on a self-contained site accessed along a minor rural road.

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

DESCRIPTION

A former agricultural complex now providing a group of self-contained, terraced production and warehouse units around a concrete yard, with on-site car parking and hard standing areas. The units offer the following features:

- Flexible business units
- Min eaves height of 3.75 – 4.25 m
- Steel Roller Shutter Doors
- Provision for ground floor offices can be made
- Concrete loading apron and forecourt
- Adjacent hard standing available
- Independent WC per unit
- On-site car parking

FLOOR AREAS

BAY	SQ FT	SQ M	STATUS
BAY 1	2,308	214.40	NOW LET – CNC MACHINE WORKINGS
BAY 2	3,187	296.10	AVAILABLE
BAY 3/4	2,274	211.25	NOW LET – HARRIS TREE CARE
BAY 5	1,529	142.05	NOW LET – NUMOTO LTD
BUILDINGS TOTAL	9,298	863.80	
BAY 6 (Yard)	19,000	1,765.14	NOW LET – HARRIS TREE CARE

All areas are Gross Internal Floor Areas measured off plan prior to sub-division.

LEASE TERMS & RENT

The units are available to let on new leases for a flexible term of 5 years drawn on an internal repairing basis. The leases can contain a tenant break clause by agreement. The landlord will maintain the exterior areas and building, subject to the payment of a service charge.

Rents: From £5.00 per ft² (exclusive of insurance, service charge and VAT)

RATES & ENERGY PERFORMANCE

Description: To be assessed Rateable Value: To be assessed

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

Energy Performance Certificate: To be assessed as applicable

LEGAL COSTS

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

FURTHER INFORMATION AND VIEWING

Contact: David White, Hatfield White on 01823 353033 / 0796 838 0022 dwhite@hatfieldwhite.co.uk

Joint Agents: Greenslade Taylor Hunt (Taunton Office) 01823 334455

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LOCATION PLAN – NOT TO SCALE

