

LOCATION

The property is located on the eastern side of Taunton at the entrance to the popular Priorswood and Crown Industrial Estates on a development fronting the A3259 and A358 in an area that has become established for motor showroom and trade counter uses. The area is within easy reach of the town centre and Junction 25 of the M5 motorway. Nearby occupiers include Toyota (Somerset County Cars), Marsh Kia, ARC Car Wash, T&C electrical, Brandon Tool Hire, Taunton Ford, and Beehive Storage.

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

DESCRIPTION

A self-contained, mid-terrace production and warehouse unit on a modern development with car parking. The property offers the following features:

- Modern business units constructed in 1999.
- 6 car parking spaces and lorry loading bay.
- Sectional up & over loading door ht: 3.5m and width: 3.0m.
- Ground floor offices/amenity area.
- First floor office with heating and cooling.
- Concrete loading apron.
- Min clear height of 5.15m.
- Single DWC.
- 3-phase power supply.
- Lighting and gas heating to warehouse.
- Planning Use Class E, B2 & B8 (inc former Class B1).

FLOOR AREAS

Ground Floor Office/stores	66.18 m ²	712 ft ² *	*Rounded
Ground Floor Production/warehouse	124.49 m ²	1,340 ft ² *	
First Floor Office	<u>62.33 m²</u>	<u>671 ft²*</u>	
Total	253.00 m ²	2,725 ft ² *	Gross Internal Floor Areas

LEASE TERMS & RENT

The unit is available to let on a new full repairing and insuring lease for a term of 5 years+.

Rent: £21,000 p.a. exclusive of insurance, service charge and VAT.

The occupier pays a service charge towards the maintenance and repair of common parts and structures. Further details are available on request.

RATES & ENERGY PERFORMANCE

Rateable Value: £17,000 Description: Store & Premises.

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

Energy Performance Certificate: Band: C

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

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