

TAUNTON

MODERN PRODUCTION/
WAREHOUSE UNIT WITH YARD

TO LET



BUILDING - 94.91 m² (1,022 ft²) - *NOW LET*
FENCED YARD - 836 m² (9,000 ft²) - *AVAILABLE*



UNIT 14B - NOW LET



FENCED YARD - AVAILABLE

**UNITS 14B CREECH MILLS INDUSTRIAL ESTATE,
TAUNTON, TA3 5PX**

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

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01823 353033

LOCATION

The property is located to the east of Taunton on the Creech Mills Industrial Estate within easy reach of the town centre. Access to J25 of the M5 Motorway is less than two miles away. Occupiers at Creech Mills include manufacturing, distribution and trade/wholesale companies.

DESCRIPTION

The property comprises a newly constructed mid terrace warehouse/workshop building and benefits from the following features:

- Single span steel frame construction
- 4.0m (13 ft 2 in) minimum eaves height
- Profiled sheet steel cladding to elevations
- Large secure fenced yard area
- WC provision
- Mains water, drainage & 3-phase electricity connected
- Steel roller shutter loading door 2.99 m (9 ft 10 in) wide by 3.65 m (12 ft 0 in) high

FLOOR AREAS

Unit 14B Ground Floor Production	94.91 m²	(1,022 ft ²) NOW LET
Secure fenced hardcore surface yard	836.00 m²	(9,000 ft ²) AVAILABLE

LEASE TERMS & RENT

The premises are available on a new full repairing and insuring lease, for a term to be agreed.

Commencing rent for the Yard £5,000 per annum exclusive of rates, service charge.

All figures quoted exclude VAT if payable

RATES & ENERGY PERFORMANCE

The property is assessed under the 2010 Rating List as follows:

Description:	Rateable Value:
Store & Premises	RVE5,800 NOW LET
Yard	TO BE ASSESSED

Interested parties are advised to contact Taunton Deane Borough Council on 01823 356356 to establish the current rates payable.

Energy Performance Certificates *applied for*

LEGAL COSTS

Each party will be responsible for their own professional and legal costs incurred in the transaction.

FURTHER INFORMATION AND VIEWING

Please contact David White

T: 01823 353033

E: dwhite@hatfieldwhite.co.uk

Print date: 3 October 2016

Land Registry
Official copy of
title plan

**YARD UNIT 14B CREECH MILLS
INDUSTRIAL ESTATE, TAUNTON**

NOT TO SCALE



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