

TAUNTON

(BRADFORD ON TONE)
PROPOSED NEW
WAREHOUSE UNIT



TO LET

4,843 FT² / 450 M²

PROPOSED NEW INDUSTRIAL UNIT



(CGI FROM PLAN – REDUCED IMAGE – NOT TO SCALE)

**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 plans.

DESCRIPTION

The development now provides a group of self-contained, production and warehouse units around a concrete yard, with on-site car parking and hard standing areas. **The proposed new unit** offers the following features:

- Flexible business units by subdivision to suit occupier requirements
- Large up and over loading doors
- Provision for offices can be made
- Concrete loading apron and forecourt
- Adjacent hard standing available
- Min eaves height of 4.25 m
- WC accommodation
- On-site car parking

FLOOR AREAS

The proposed new unit will provide a total gross internal floor area of approximately 4,843 ft² (450 m²). Part/s of the building may be available by negotiation.

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

LEASE TERMS & RENT

The new unit will be available to let on a new lease for a term to be agreed drawn on a full repairing and insuring basis. There will be a site service charge to cover external communal areas.

Rent on application

RATES & ENERGY PERFORMANCE

Description: To be assessed

Rateable Value: To be assessed

For details of rates payable please contact Taunton Deane Borough Council on 01823 356324.

Energy Performance Certificate: To be assessed on completion

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

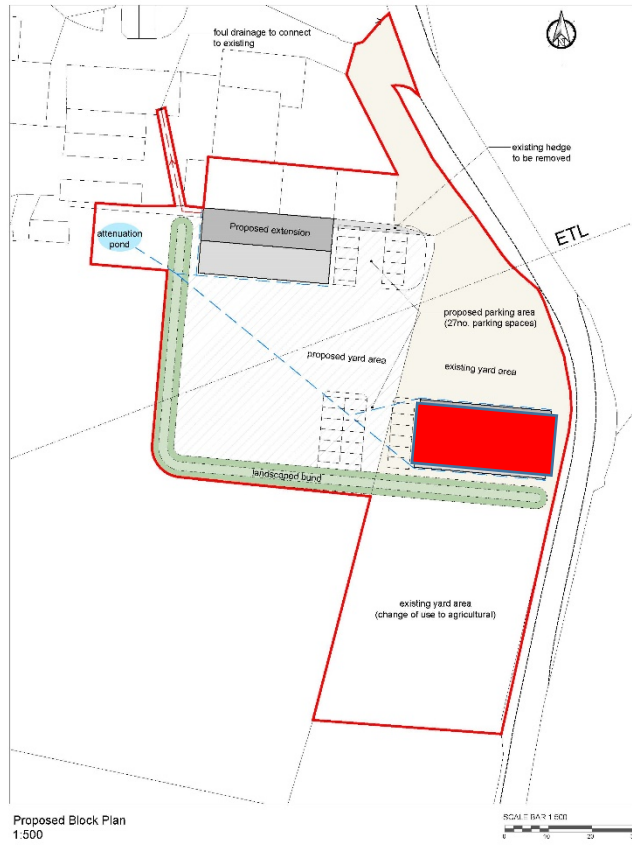
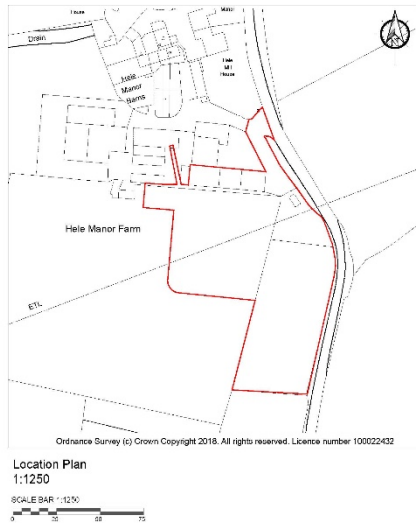
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LOCATION PLAN – NOT TO SCALE





Reed Holland
 Architects & Designers

Project:
 Proposed commercial units at
 Hele Manor Farm, TX1 3AJ

Client:
 Refresh Commercial Ltd

Drawing title:
 Location and Block Plan

Scale: as shown @ A2 Date: Apr-18
 Dwg. no: **18-16.01B**

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REDUCED PLAN – NOT TO SCALE