

# TAUNTON

MODERN PRODUCTION/  
WAREHOUSE UNIT

**TO LET**



UNIT 13D – 67.86 m<sup>2</sup> (730 ft<sup>2</sup>) plus mezzanine



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

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

HATFIELD WHITE LTD, for themselves and the vendors or lessors of this property for whom they act as agents, give notice that: (i) these particulars do not constitute part of, an offer or contract, (ii) the accuracy of any description, dimensions, references to condition, necessary permission for use/occupation and any other details contained herein is not guaranteed and is for general guidance only. Prospective purchasers or tenants must not rely upon them as statements or representations of fact, and must satisfy themselves as to their accuracy, (iii) any reference to mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state of condition, or that it is capable of fulfilling its intended function, or that it is Year 2000 compliant, (iv) neither Hatfield White Limited nor any of its employees or representatives has any authority to make or give any representation or warranty in relation to the property, (v) any price or rent quoted in these particulars is exclusive of VAT which may be payable in addition.

[www.hatfieldwhite.co.uk](http://www.hatfieldwhite.co.uk)

**01823 353033**

## 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

|                                  |                            |                        |
|----------------------------------|----------------------------|------------------------|
| Unit 13D Ground Floor Production | <b>67.86 m<sup>2</sup></b> | (730 ft <sup>2</sup> ) |
| Mezzanine Stores                 | <b>34.22 m<sup>2</sup></b> | (368 ft <sup>2</sup> ) |

## 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 £6,000 per annum** exclusive of rates, service charge.  
VAT is not payable on this property.

## RATES & ENERGY PERFORMANCE

|                |                     |                                  |
|----------------|---------------------|----------------------------------|
| <b>Unit No</b> | <b>Description:</b> | <b>Rateable Value 2010 List:</b> |
| 13D            | Workshop & Premises | RV£5,900                         |

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

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

Energy Performance Certificate: **Applied for**

## LEGAL COSTS

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

## FURTHER INFORMATION AND VIEWING

Please contact David White

**T: 01823 353033**

**E: [dwhite@hatfieldwhite.co.uk](mailto:dwhite@hatfieldwhite.co.uk)**

Print date: 6 February 2017