

# 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**

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**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

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