

# TAUNTON

PRODUCTION / WAREHOUSE BUILDING

## TO LET

835.17 M<sup>2</sup> / 8,990 FT<sup>2</sup> (MAY DIVIDE)



**LEA HOUSE, FROBISHER WAY, BINDON ROAD  
TAUNTON TA2 6BB**

**Victoria House • Victoria Street • Taunton TA1 3FA**

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# 01823 353033

## LOCATION

Taunton, population circa 65,000, is situated to the north of the M5 Motorway some 35 miles north east of Exeter, and 45 miles south-west of Bristol. The property is situated on Frobisher Way within the Bindon Road Business Park, a few miles to the north of the town centre. Road access from J26 of the M5 motorway is along the A38 from the Chelston Roundabout, or J25 at Taunton.

## DESCRIPTION

The property comprises a modern detached light industrial building with on-site parking and a shared service yard. The property offers the following features:

- Modern business unit constructed circa 1980s
- Roller shutter loading door height: 3.07 m and width: 4.06 m
- Significant two storey office content
- 8 car parking spaces (plus more available opposite by negotiation)
- Lorry loading space
- Hard surfaced loading apron and forecourt
- Min eaves height of 3.45 m (11 ft 4 in)
- Separate male/female WC accommodation
- Kitchen/Staff room
- Power & lighting installed

## FLOOR AREAS

### Gross Internal Floor Areas

Ground Floor	Warehouse/Offices	594.19 m <sup>2</sup>	6,396 ft <sup>2</sup>	<i>The internal offices and mezzanine may be remodelled by agreement with the landlord.</i>
Mezzanine	Offices	117.34 m <sup>2</sup>	1,236 ft <sup>2</sup>	
	Storage	<u>123.64 m<sup>2</sup></u>	<u>1,331 ft<sup>2</sup></u>	
<b>TOTAL</b>		<b>835.17 m<sup>2</sup></b>	<b>8,990 ft<sup>2</sup></b>	

## LEASE TERMS & RENT

The entire property is available to let on a new full repairing and insuring lease for a period of 10 years (subject to a tenant break if required). Available Summer 2024.

**Rent: £49,000** per annum exclusive of insurance, service charge and VAT, for the whole  
*(Leases of parts may be available by negotiation)*

Sale of the freehold interest will be considered – **Offers in Excess of £600,000**

## RATES & ENERGY PERFORMANCE

Rateable Value 2023 Rating List

Description: Workshop & Premises RVE£35,500

*For details of rates payable please contact Somerset Council on 0300 123 2224.*

Energy Performance Certificate: **Band D (92)**

## LEGAL COSTS

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

## FURTHER INFORMATION AND VIEWING

Contact: David White, Hatfield White

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