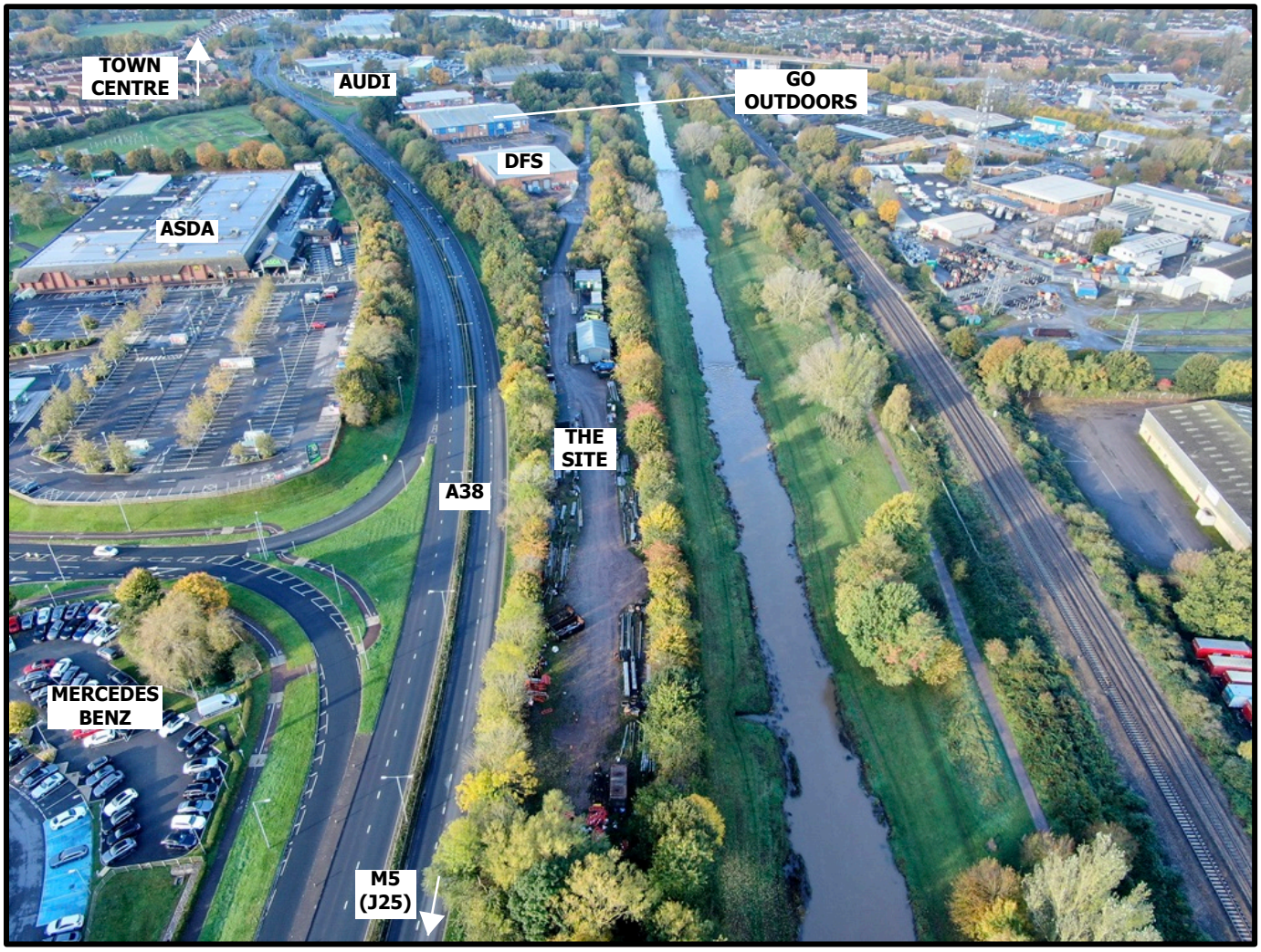
TAUNTON

SECURE STORAGE COMPOUND

TO LET

HATFIELD WHITE

5,945 M² / 64,000 FT²



TONEWAY/PRIORY WAY TAUNTON TA1 2BB

Victoria House • Victoria Street • Taunton TA1 3FA

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www.hatfieldwhite.co.uk

01823 353033

LOCATION

Taunton is the administrative centre of Somerset and has a 2021 estimated population of 66,000 and is located some 35 miles to the north east of Exeter, and 45 miles to the south west of Bristol. The town has a retail catchment within a 20 minute drive time of 155,000 and a captive catchment population of approximately 330,000. The property has excellent road links and lies adjacent to the A38 Toneway, one of the arterial routes linking the town centre to Junction 25 of the M5 Motorway.

DESCRIPTION

Secure compound storage with compacted stone surface, post & wire fencing and steel framed gates. The site is accessed via a macadam service road shared with the DFS furniture store.

The site includes a steel framed storage building with concrete floor and providing a clear height of 2.90m and a loading door of h3.60m x w3.90m. The store has a mains power supply and lighting.

The property has been used for open storage with ancillary buildings but has potential for self-storage use or vehicle storage.

See plan attached.

SITE AREAS

Site area (useable fenced area)	5,945 m²	64,000 ft²* 1.47 acres	*Rounded
Store	172.22 m²	1,855 ft²*	Gross internal area

LEASE TERMS & RENT

The property is available to let on a new full repairing lease for a term of 10 years subject to 5 yearly upward only rent reviews. Further details are available on application.

Rent: £57,500 p.a.
(Excluding rates, insurance, service charge & VAT)

RATES & ENERGY PERFORMANCE

Rateable Value: 2023 - £24,000
Description: Land used for storage and premises
For details of rates payable interested parties should contact Somerset Council (0300 123 2224)

Energy Performance: Not applicable – exempt (an industrial site or workshop with low energy use)

LEGAL COSTS

Each party will be responsible for their own legal and surveyor's costs in the transaction.

FURTHER INFORMATION AND VIEWING

Please contact **Nigel Hatfield** **01823 353033 / 0796 838 0056** nhatfield@hatfieldwhite.co.uk

Estate Agents Act 1979: A Director of Hatfield White has a declarable interest in the client Company – further details will be provided to any party entering negotiations to take a lease.

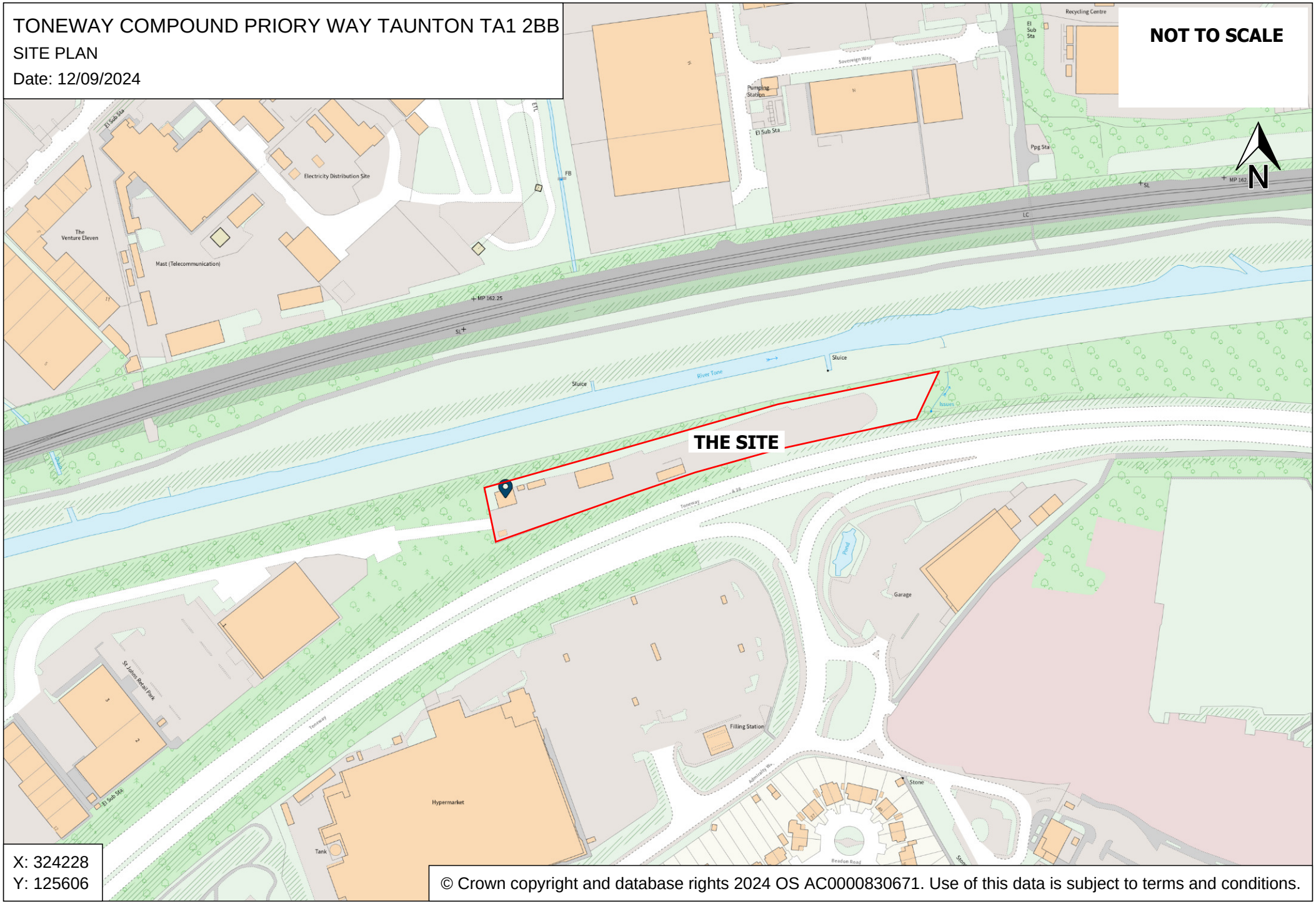
16 September 2024

TONEWAY COMPOUND PRIORY WAY TAUNTON TA1 2BB

SITE PLAN

Date: 12/09/2024

NOT TO SCALE



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