

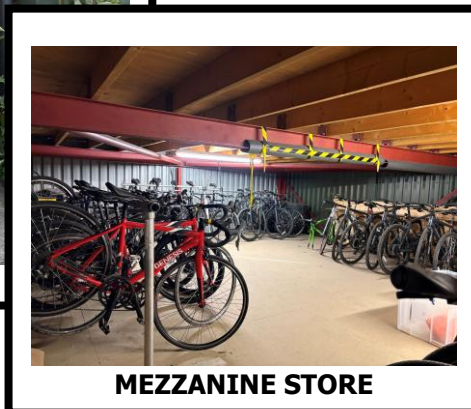
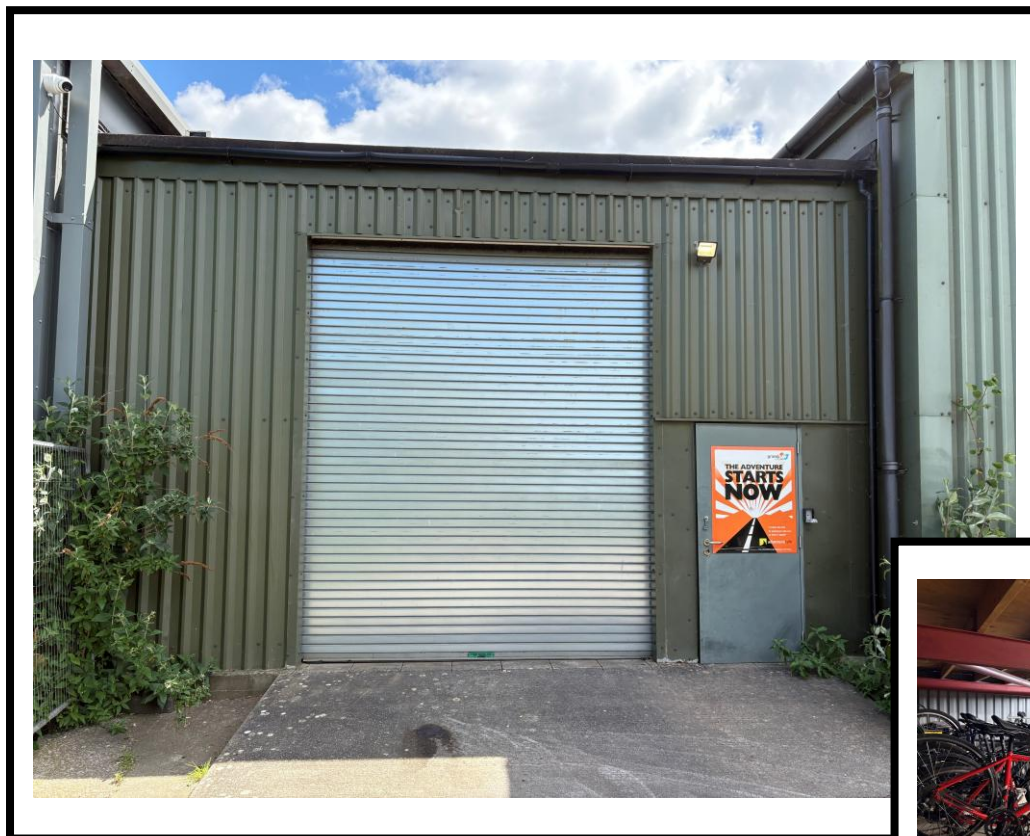
# TAUNTON

**MODERN PRODUCTION/OFFICE  
WAREHOUSE UNIT CAR PARKING**

**TO LET**



**GROUND FLOOR**            **1,043 ft<sup>2</sup> (96.90 m<sup>2</sup>)**  
**MEZZANINE STORE**      **485 ft<sup>2</sup> (45.07 m<sup>2</sup>)**



**MEZZANINE STORE**

**UNITS 14B CREECH MILLS INDUSTRIAL ESTATE,  
TAUNTON, TA3 5PX**

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

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**01823 353033**

## LOCATION

The property is located to the east of Taunton on the Creech Mills Industrial Estate within easy reach of the town centre. Access to J25 of the M5 Motorway is less than two miles away. Occupiers at Creech Mills include manufacturing, distribution and trade/wholesale companies.

## DESCRIPTION

The property comprises an infill mid terrace warehouse/workshop building and benefits from the following features:

- Single span steel frame construction
- 4.0m (13 ft 2 in) minimum eaves height
- Profiled sheet steel cladding to elevations
- On site parking for 3-4 cars
- Office content/WC provision
- Mezzanine Store
- Mains water, drainage & 3-phase electricity connected
- Steel roller shutter loading door 2.99 m (9 ft 10 in) wide by 3.65 m (12 ft 0 in) high

## FLOOR AREAS

Ground Floor Warehouse/Office	<b>1,043 ft<sup>2</sup></b>	(96.90 m <sup>2</sup> )
Mezzanine Store	<b>485 ft<sup>2</sup></b>	(45.07 m <sup>2</sup> )

## LEASE TERMS & RENT

The premises are available on a new full repairing and insuring lease, for a term to be agreed.

**Commencing rent £8,300 per annum** exclusive of rates, service charge.

**All figures quoted exclude VAT if payable**

## RATES & ENERGY PERFORMANCE

**The property is assessed under the 2026 Rating List as follows:**

<b>Description:</b>	<b>Rateable Value:</b>
Store & Premises	RV£9,200

Interested parties are advised to contact Taunton Deane Borough Council on 01823 356356 to establish the current rates payable/availability of Small Business Rates Relief.

Energy Performance Certificate: Previously **Band D(91)** - *renewal applied for*

## LEGAL COSTS

Each party will be responsible for their own professional and legal costs incurred in the transaction.

## FURTHER INFORMATION AND VIEWING

Please contact David White

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