

# TAUNTON

(BRADFORD ON TONE)  
PRODUCTION &  
WAREHOUSE UNITS

## TO LET



**BAYS 1-6 – UP TO 9,298 FT<sup>2</sup> / 863.80 M<sup>2</sup>**



(Photographs illustrative only – may not show actual units available)

**HELE MANOR INDUSTRIAL ESTATE  
BRADFORD ON TONE, TAUNTON TA4 1AH**

Victoria House • Victoria Street • Taunton TA1 3FA

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# 01823 353033

## LOCATION

Hele Manor Industrial Estate is located in a rural but convenient situation approximately 4 miles to the west of Taunton, where access to junction 25 of the M5 Motorway provides easy access to the greater south west region and beyond. The property is on a self-contained site accessed along a minor rural road.

The location of the property is shown on the attached plan.

## DESCRIPTION

A former agricultural complex now providing a group of self-contained, terraced production and warehouse units around a concrete yard, with on-site car parking and hard standing areas. The units offer the following features:

- Flexible business units
- Min eaves height of 3.75 – 4.25 m
- Steel Roller Shutter Doors
- Provision for ground floor offices can be made
- Concrete loading apron and forecourt
- Adjacent hard standing available
- Independent WC per unit
- On-site car parking

## FLOOR AREAS

BAY	SQ FT	SQ M	STATUS
BAY 1	2,308	214.40	NOW LET – CNC MACHINE WORKINGS
BAY 2	3,187	296.10	NOW LET – CALGARY JUST
<b>BAY 3/4</b>	<b>2,274</b>	<b>211.25</b>	<b>AVAILABLE TO LET</b>
BAY 5	1,529	142.05	NOW LET – NUMOTO LTD
<b>BUILDINGS TOTAL</b>	<b>9,298</b>	<b>863.80</b>	
<b>BAY 6 (Yard)</b>	<b>19,000</b>	<b>1,765.14</b>	<b>AVAILABLE TO LET</b>

All areas are Gross Internal Floor Areas measured off plan prior to sub-division.

## LEASE TERMS & RENT

The units are available to let on new leases for a flexible term of 5 years drawn on an internal repairing basis. The leases can contain a tenant break clause by agreement. The landlord will maintain the exterior areas and building, subject to the payment of a service charge.

**Rents: From £6.50 per ft<sup>2</sup>** (exclusive of insurance, service charge and VAT)

## RATES & ENERGY PERFORMANCE

Description: To be assessed                      Rateable Value: To be assessed

For details of rates payable please contact Somerset Council

Energy Performance Certificate: To be assessed as applicable

## LEGAL COSTS

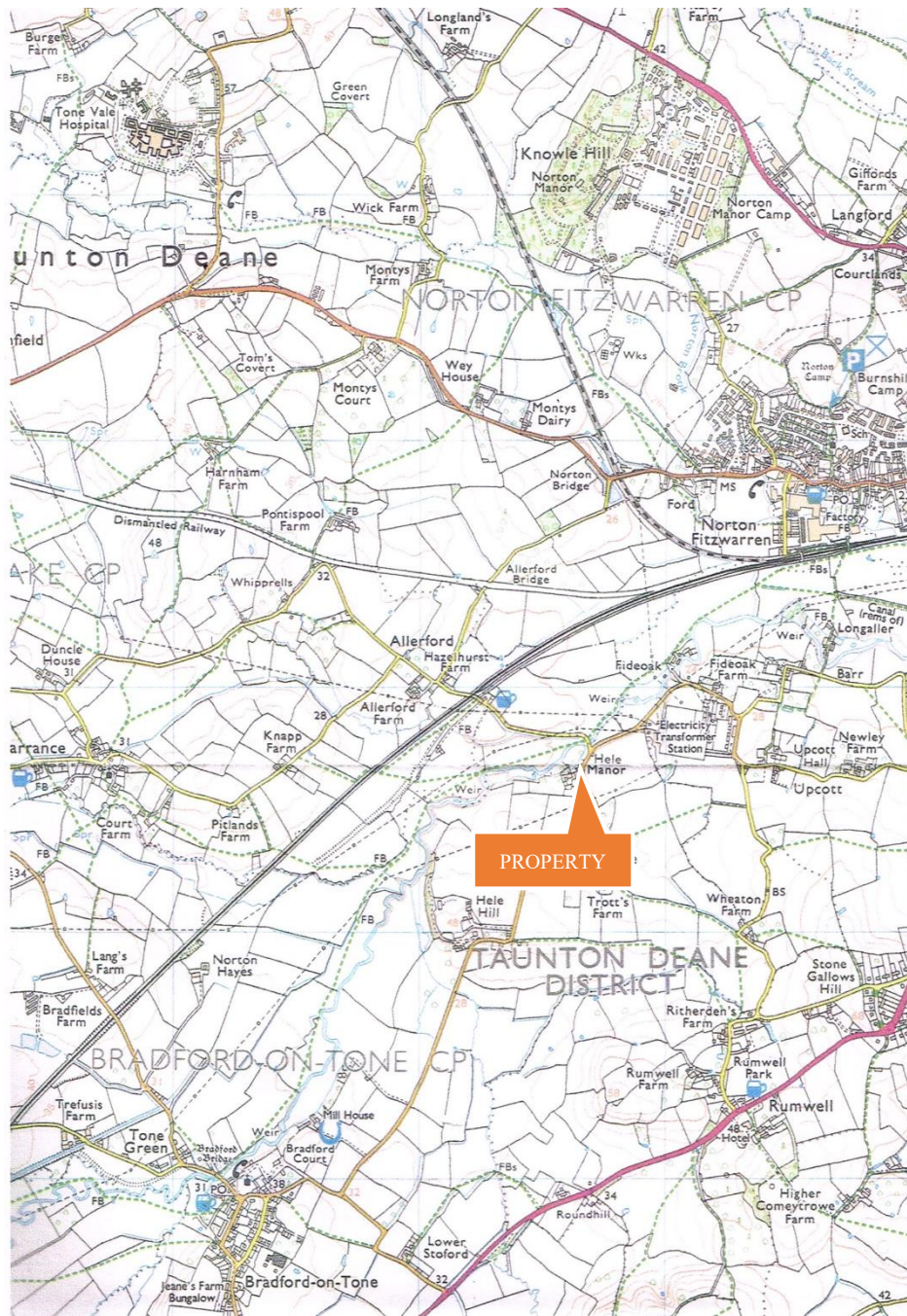
Each party is to pay their own legal costs incurred in the transaction.

## FURTHER INFORMATION AND VIEWING

Contact: David White, Hatfield White on 01823 353033 / 0796 838 0022 [dwhite@hatfieldwhite.co.uk](mailto:dwhite@hatfieldwhite.co.uk)

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**LOCATION PLAN – NOT TO SCALE**

