

# TO LET

# Carter Jonas



**Unit 2**  
**Walford Cross Industrial Estate**  
**Taunton**  
**Somerset**  
**TA2 8QP**

**Semi-detached industrial unit  
to let.**

**G.I.A of 177.18 Sq M  
(1,907 Sq Ft)**

- Established trading estate location facing onto the M5.
- Good eave height of 5.65m.
- Self-contained with office, kitchen and WC facility.
- Outside scalped yard area for 6/8 vehicles.



## LOCATION

Walford Cross is located between Taunton and North Petherton at the junction of the A38 Taunton to Bridgwater Road and the A361 to Street/Glastonbury.

Taunton, the county town of Somerset is 3 miles to the South West with access to the M5 motorway at J25. J24 of the M5 motorway South of Bridgwater is easily accessible via the A38.

## DESCRIPTION

Self-contained industrial unit with a warehouse, office block in one corner comprising an office of 2.33m x 2.25m with LED lighting and electric heating, kitchen of 2.34m x 1.73m and disabled WC facility. The warehouse is accessed via a roller shutter door with a width of 3.73m (12'2) and a height of 4.73m (15'5). Eaves height of 5.65m due to the roof rafters.

The industrial unit has a concrete floor with inspection pit plus 3-phase electricity and low-bay sodium lighting. To the side of the unit is a scalped parking area for 6/8 vehicles and metal plastic coated pedestrian door.

## SERVICE CHARGE

Service charge of £1,692.96 per annum plus VAT in respect of the maintenance of the communal areas including the yard, drainage and CCTV is applicable. Information can be provided to bona fide purchasers.

## BUSINESS RATES

The premises has not been separately assessed at this time and interested parties are advised to make their own enquiries at [www.voa.gov.uk](http://www.voa.gov.uk).

## TENURE & RENTAL

New lease available on flexible terms to be agreed at a quoting rent of £12,000 per annum plus VAT.

## EPC

EPC rating E.

## ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice the floor areas calculated are noted below:

|             | Sq M   | Sq Ft |
|-------------|--------|-------|
| Warehouse   | 124.89 | 1,344 |
| Office      | 5.24   | 56.38 |
| Kitchen     | 4.04   | 43.55 |
| Disabled WC |        |       |

## LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

## VIEWING

All viewings should be made through the sole agent, Carter Jonas

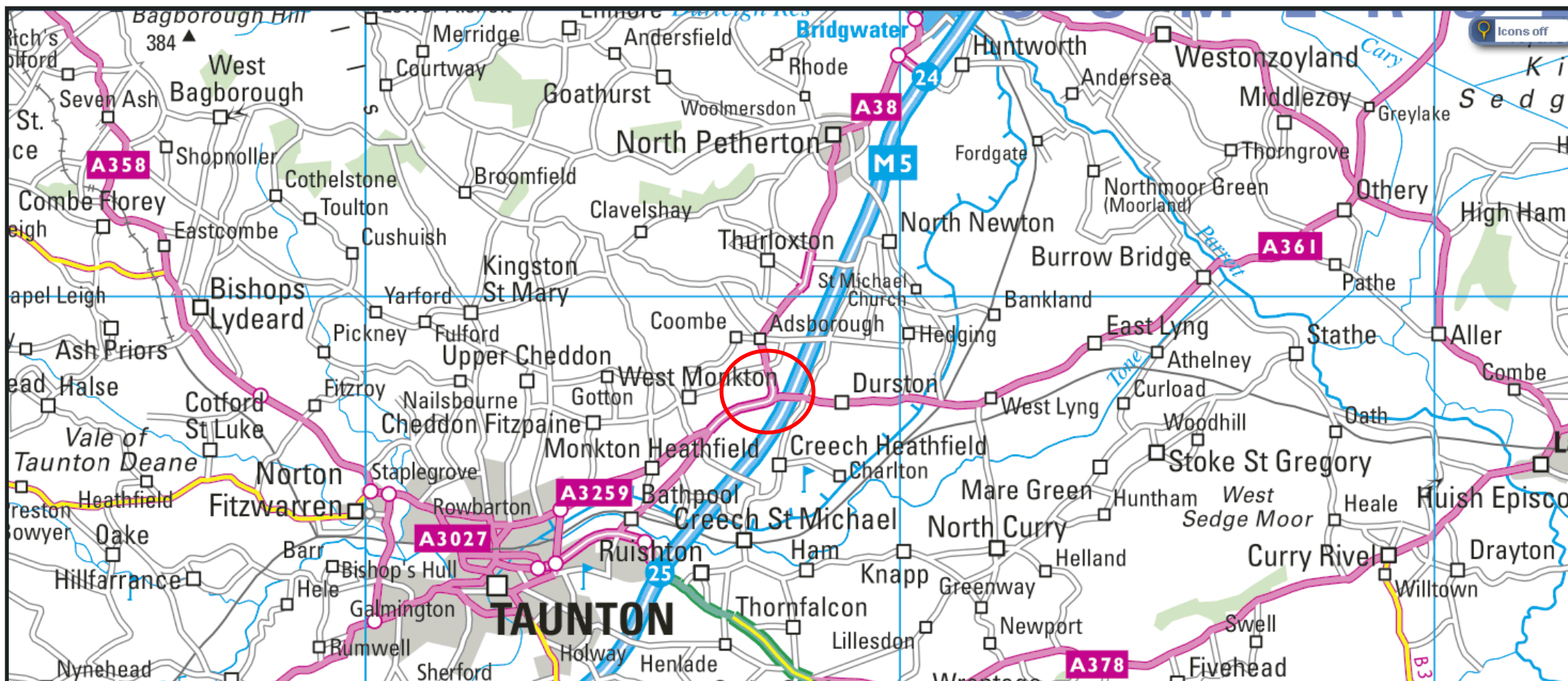
T: 01823 428 590

M: 07968 216 596

E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk).



**SUBJECT TO CONTRACT**



## FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

[carterjonas.co.uk](http://carterjonas.co.uk)

**Stephen Richards** MRICS

M: 07968 216 596 | T: 01823 248 858

E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk)

Quad 4000, Blackbrook Park Ave, Taunton, Somerset, TA1 2PX

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

# Carter Jonas