

**14 Ilton Business Park**  
Ilton  
Ilminster  
Somerset  
TA19 9DU

**G.I.A of 60.05 Sq M**  
**(646 sq Ft)**

- Industrial warehouse to let.
- Mezzanine floor of 18.5 Sq M (203 Sq Ft)
- Concrete yard for 2/4 vehicles.
- Good access to the A303 and M5 motorway at J25.

## LOCATION

The Ilton Business Park is strategically placed for easy access on to the A303 via the A358 which also links to the M5 motorway at Junction 25 (Taunton), to the north, within 9 miles.

## DESCRIPTION

The warehouse 10.39m x 5.78m is self-contained with WC facilities, kitchenette, 3 phase electricity, skylights, security alarm and LED lighting. Minimum eave height of 5.17m and a maximum of 6.21m.

At first floor there is a mezzanine 5.76m x 3.29m which includes an lockable office/store 3.49m x 1.79m.

Roller shutter door to the front with a width of 3.30m and a height of 3.64m plus a pedestrian door.

To the front of the building is a concrete yard area for parking for 2/4 vehicles in tandem.

## BUSINESS RATES

According to the Valuation Office website the premises are assessed as the following:

Rateable Value: £6,700

For verification purposes, interest parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

## TENURE & RENTAL

The unit is available by way of a new lease on terms to be agreed at an opening rental of £7,950 per annum plus VAT.

## EPC

Rated 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	60.05	646
Mezzanine	18.95	203

## LEGAL COSTS

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

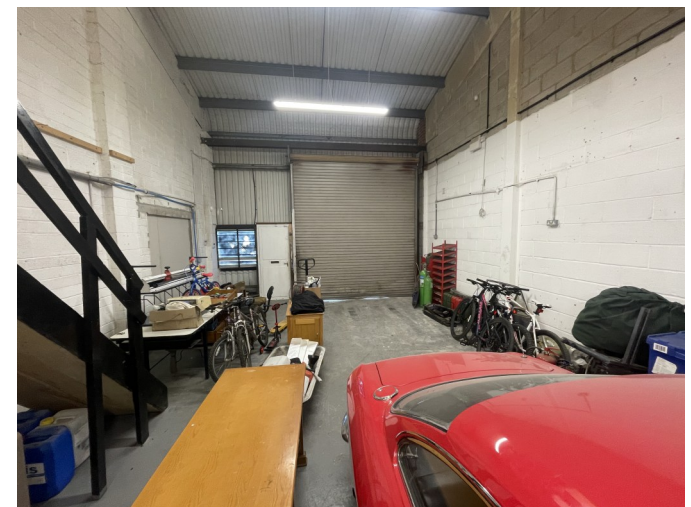
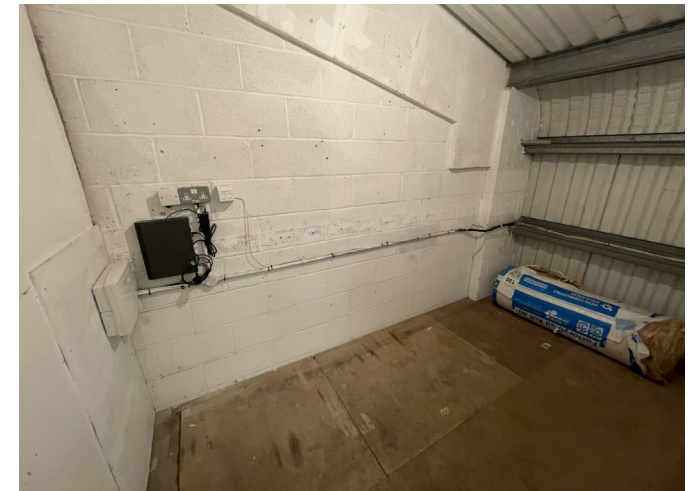
## VIEWING

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

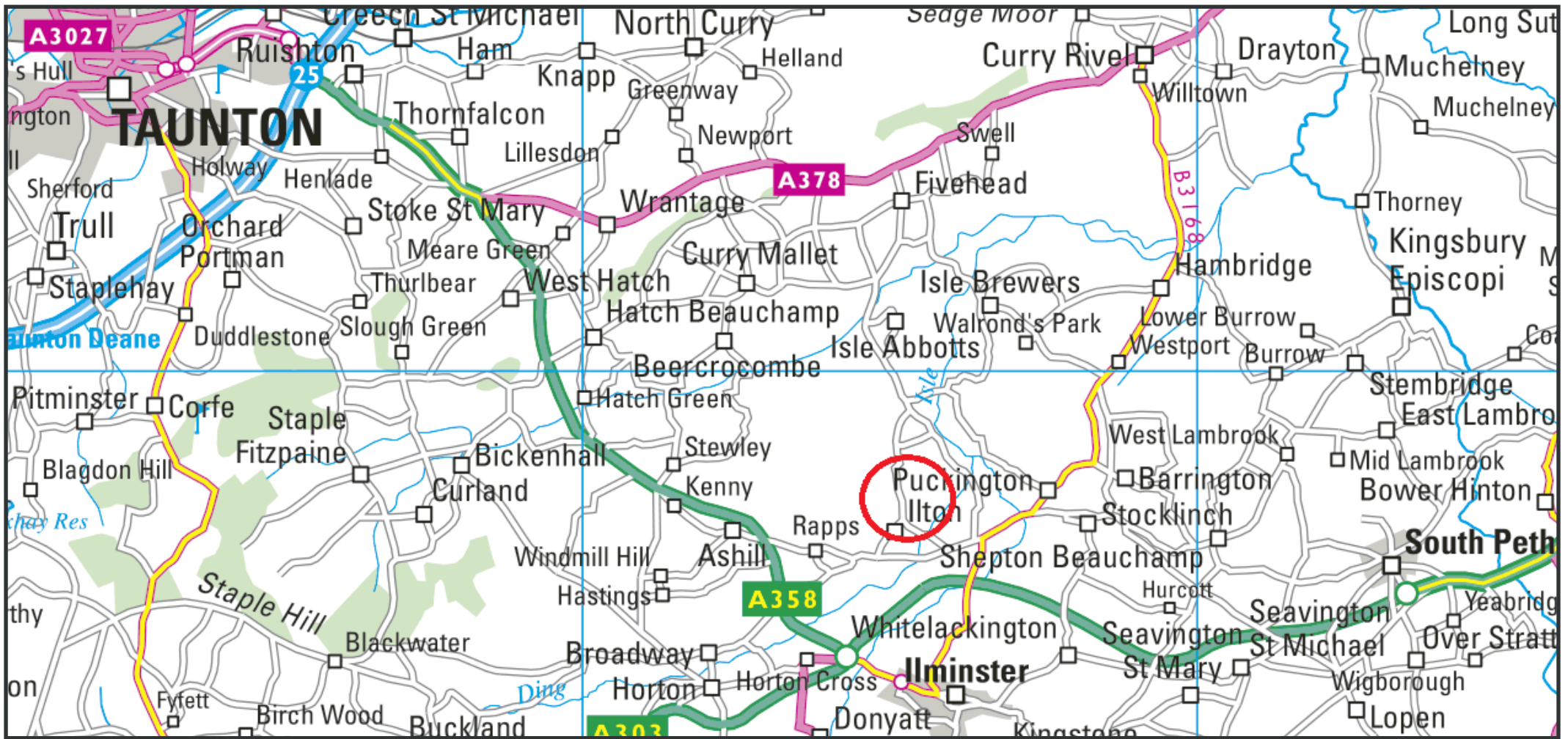
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**SUBJECT TO CONTRACT**



## FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

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

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## IMPORTANT INFORMATION

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**Carter Jonas**