



**Rear Yard at Walford Cross
Taunton
Somerset
TA2 8QP**

Scalped Yard available to let
2,896.44 Sq M (31,177 Sq Ft)
0.72 Acres

- Excellent access to M5 Motorway at J25 & J24.
- Established location with access onto A38.
- Located between Taunton & Bridgwater.
- Ideal for storage.

LOCATION

Walford Cross is located between Taunton and North Petherton as 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

The yard is located at the rear of the site and is accessed via a concrete communal yard from the industrial estate. The yard is laid to scalplings and is ideal for storage. The site extends to 2,896.44 Sq M (31,177 Sq Ft). Connected to mains electricity, however the site is not connected to water, or sewerage.

SERVICE CHARGE

Service charge of £3,218.40 per annum plus VAT which is charged on a monthly basis in respect of the maintenance of the communal areas including the yard, drainage and CCTV is applicable. Further information can be provided to bona fide tenants.

BUSINESS RATES

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

Rateable Value: £16,000

For verification purposes, interest parties are advised to make their own enquiries

TENURE & RENTAL

New lease available on flexible terms to be agreed at a quoting rent of £20,000 per annum plus VAT.

EPC

EPC rating Exempt.

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
Yard	1,896.44	31,177

LEGAL COSTS

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

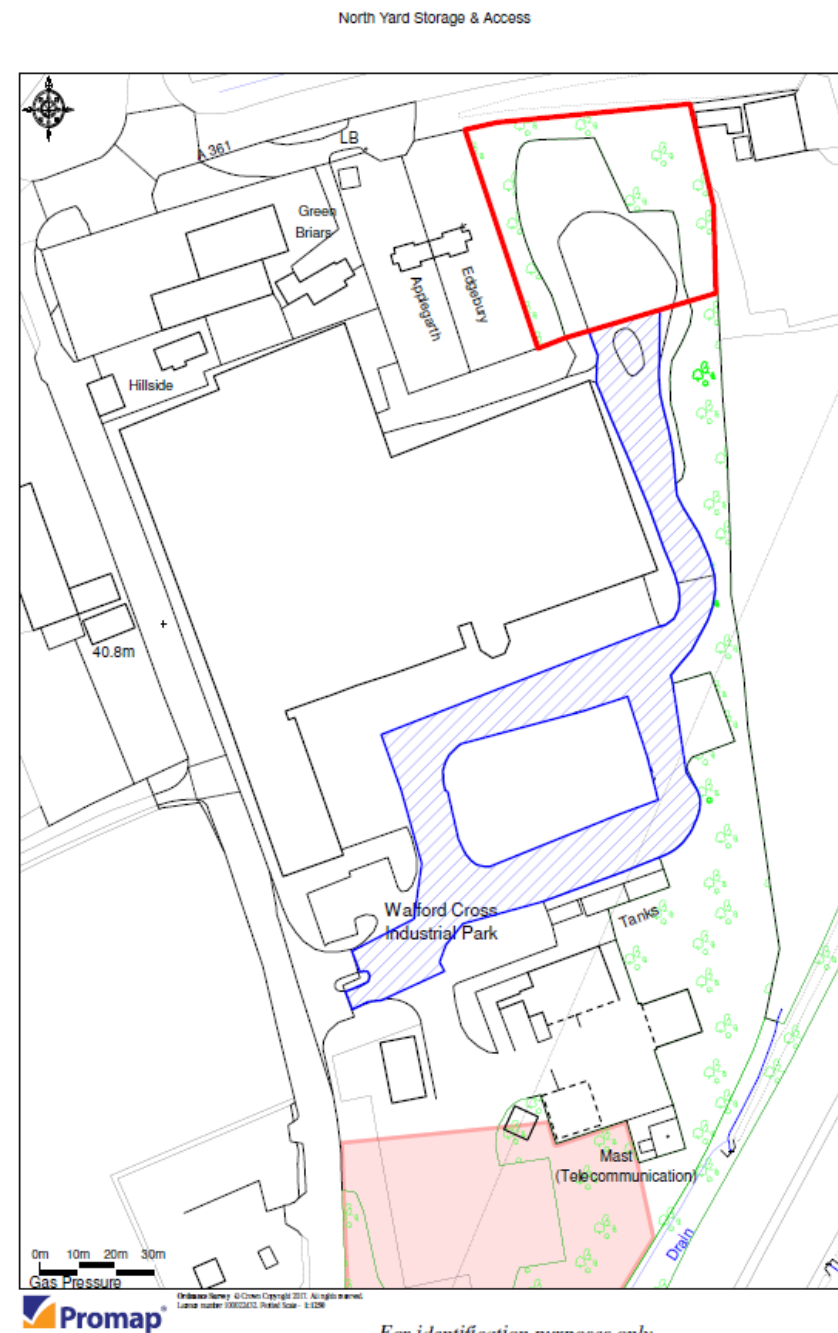
VIEWING

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

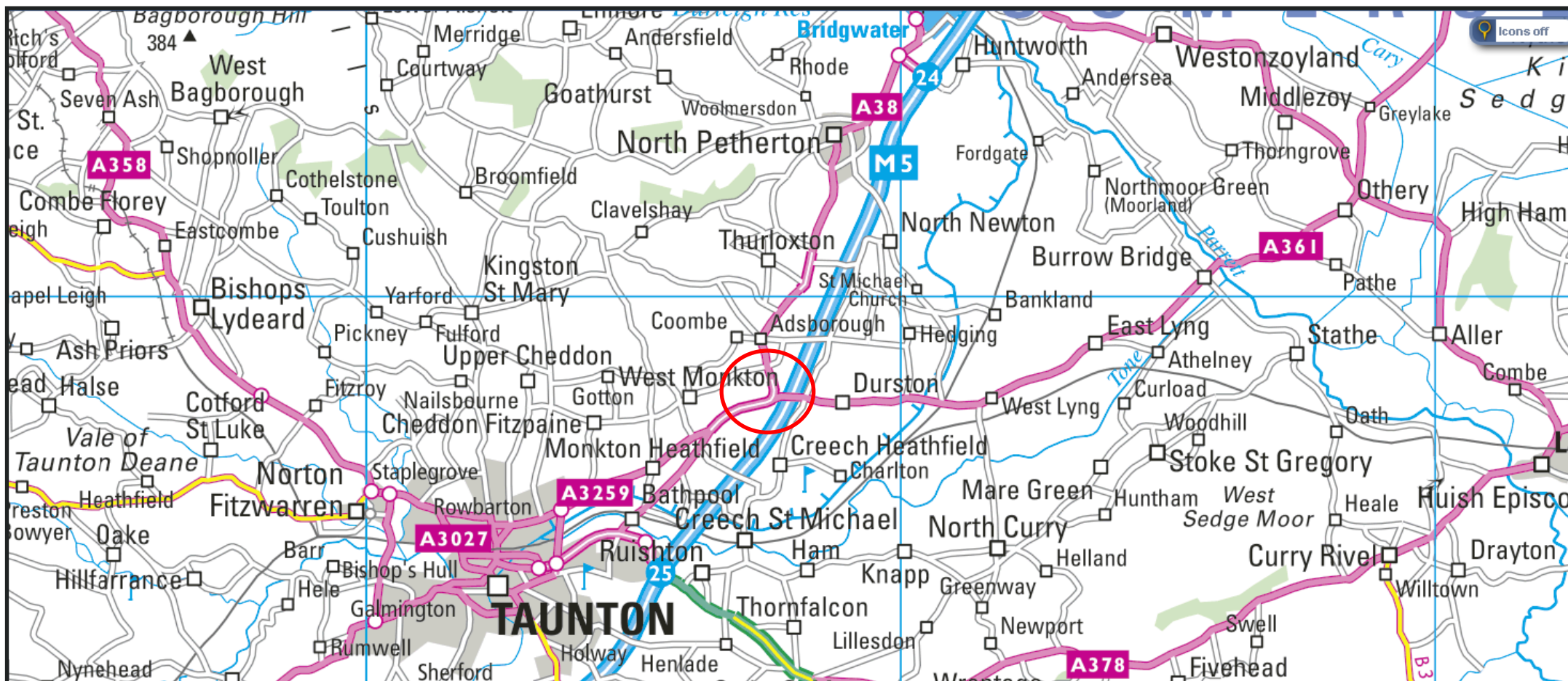
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E: Stephen.richards@carterjonas.co.uk.



SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

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IMPORTANT INFORMATION

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