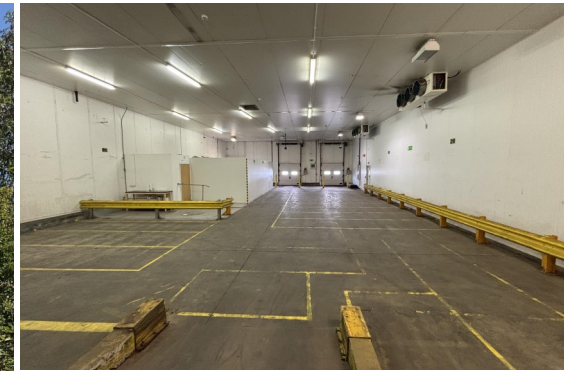


TO LET

Carter Jonas



**Unit 1a Walford Cross Industrial Estate
Taunton
Somerset
TA2 8QP**

Industrial unit to let

**G.I.A 341.95 Sqm
(3,669 Sq Ft)**

- Excellent access to M5 Motorway at J25 and J24.
- Established location with access onto A38.
- Located between Taunton & Bridgwater.
- 2 loading bays with self-llevelling dockers.

LOCATION

Walford Cross Industrial Estate 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

Unit 1a has 2 loading bays with self-levelling dockers for artic lorries. Previously the unit has been used for food storage and is white lined. Eave height of 4.78m (15'6). Fluorescent lighting, two cellular offices, WC facility and kitchenette.

TENURE & RENTAL

The unit is available on a new lease on flexible terms to be agreed at a quoting rent of £18,500 per annum plus VAT.

BUSINESS RATES

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

1a Rateable Value: £56,500

For verification purposes, interest parties are advised to make their own enquiries at: www.voa.gov.uk

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:

G.I.A	Unit 1a	Sq M	Sq Ft
Total		341.95	3,669

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

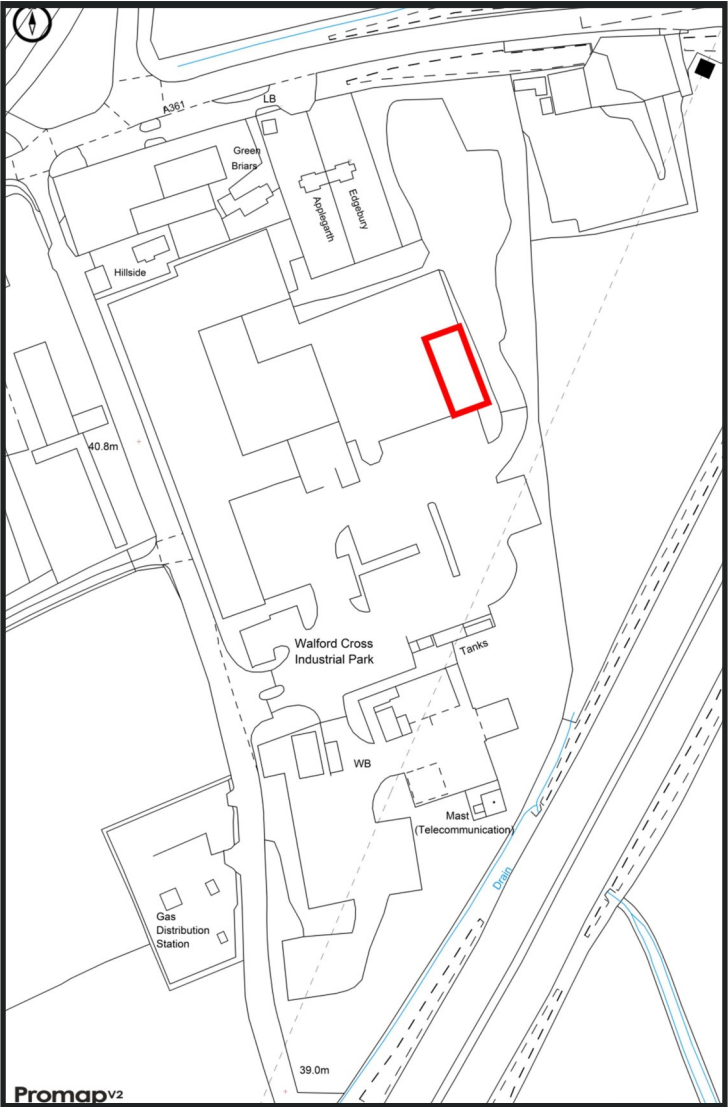
E: Stephen.richards@carterjonas.co.uk

SERVICE CHARGE

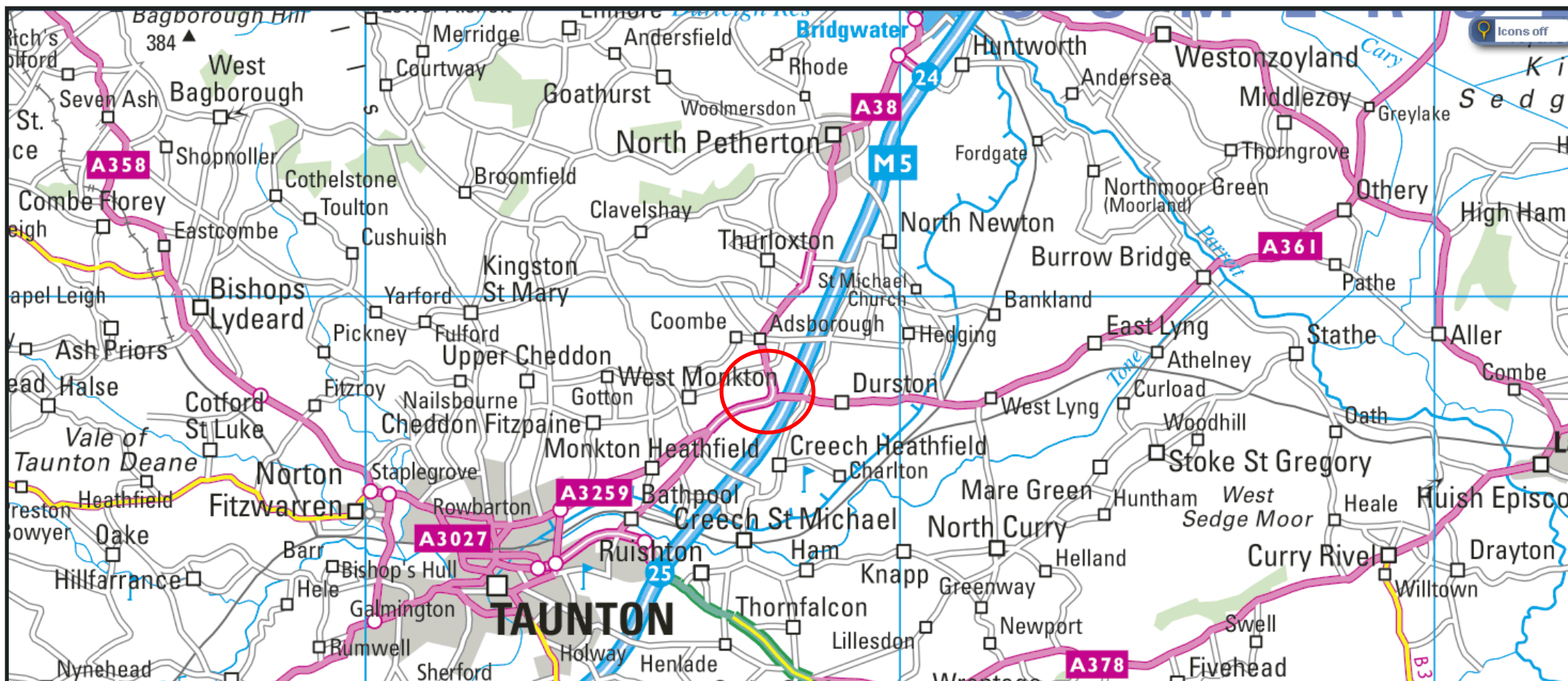
A service charge of £302.13 plus VAT, per calendar month is payable for Unit 1a in respect of the maintenance and utilities servicing the communal areas including the yard, drainage and CCTV is applicable. Further information can be provided.

EPC

EPC rating of D



SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

Stephen Richards MRICS

M: 07968 216596 | T: 01823 428590

E: Stephen.richards@carterjonas.co.uk

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

IMPORTANT INFORMATION

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