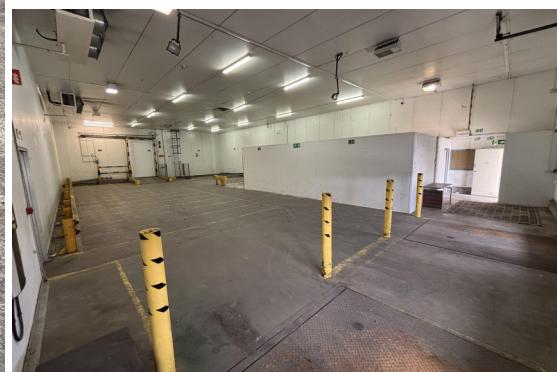
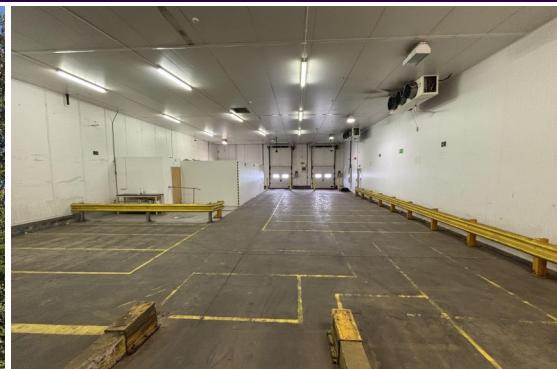


# TO LET

# 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-levelling 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](http://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

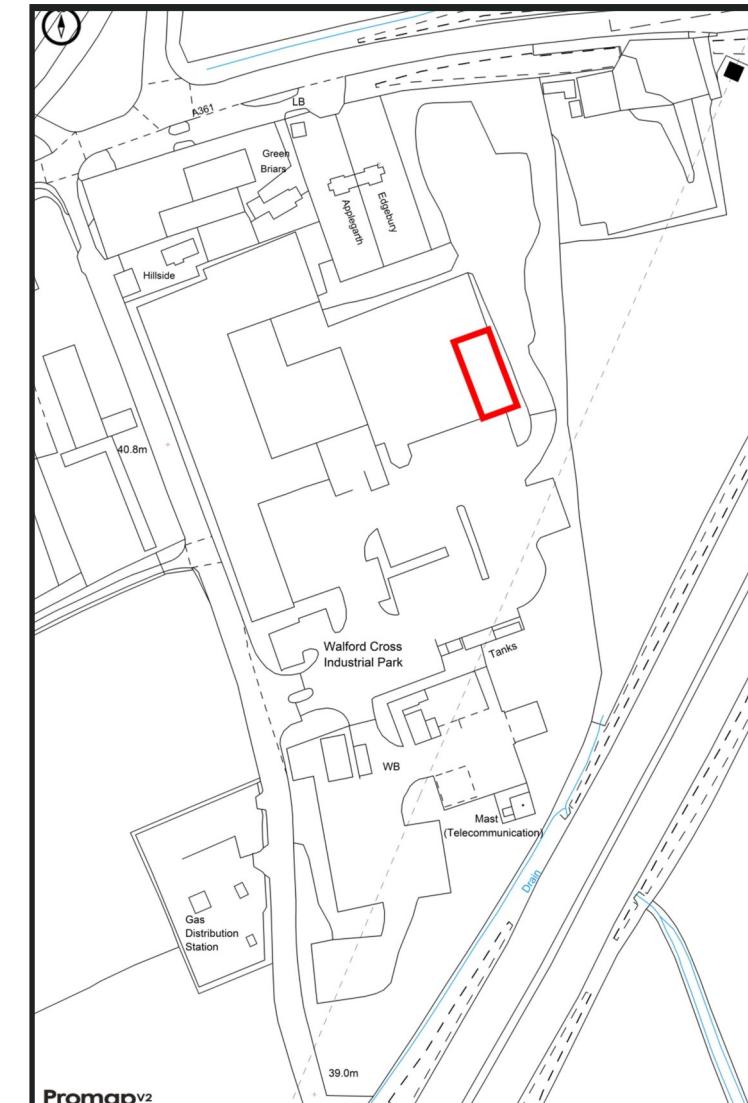
E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk)

## SERVICE CHARGE

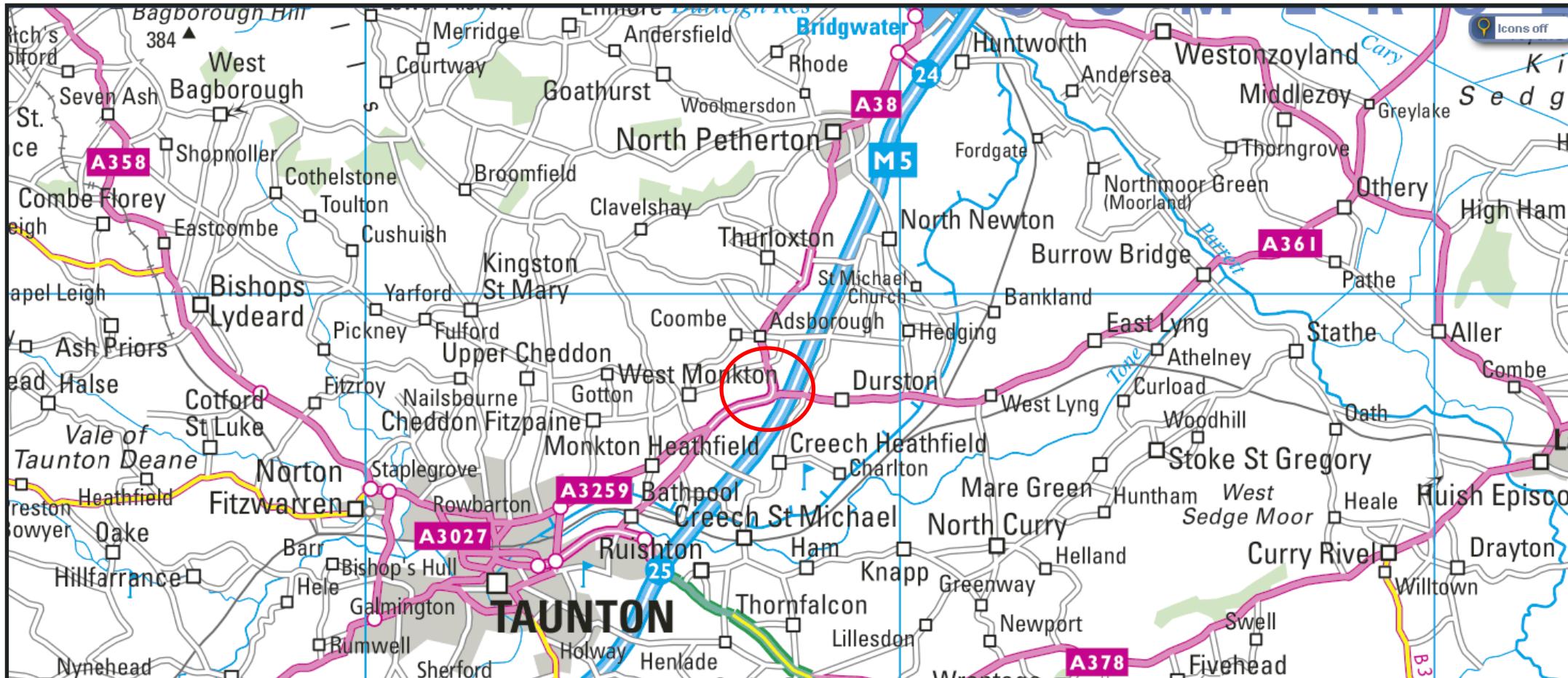
A service charge of £302.13 plus VAT, per calendar month is payable for Unit 1a in respect of the maintenance and utilities servicing the communal areas including the yard, drainage and CCTV is applicable. Further information can be provided.

## EPC

EPC rating of D



**SUBJECT TO CONTRACT**



## FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

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

## Stephen Richards MRICS

M: 07968 216596 | T: 01823 428590

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**