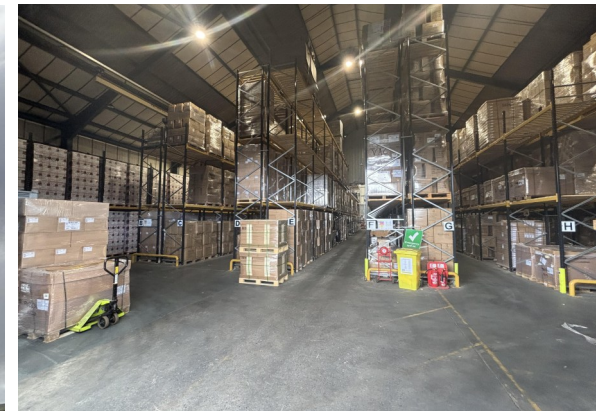


TO LET

Carter Jonas



**Units 10a & 10c
Ilton Business Park
Ilton
Ilminster, Somerset
TA19 9DU**

**G.I.A of 2,014 Sq M (21,669 Sq Ft) of
warehousing plus separate office
building of 152.63 Sq M (1,642 Sq Ft)**

- **Two warehouses with good eaves height for storage.**
- **Warehouses and single storey office block.**
- **Concrete yard to front with parking for 25-30 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 industrial unit has an intruder alarm, LED lighting in the warehouses, 3-phase electricity and a fire alarm.

Single storey office block

With reception area with corridor giving access to: office 1 of 5.68m x 2.83m, kitchen of 3.44m x 1.89m, ladies and gents WCs, reception of 4.60m x 3.30m, office 2 of 7.72m x 5.87m and office 3 of 5.73m x 3.20m.

Warehouse 3 of 9.34m x 7.66m

Interconnecting from the office block into the main warehouse. Maximum eaves height of 5.14m and a minimum of 3.69m. Accessed via a roller shutter door with a width of 3.81m and a height of 3.76m.

Warehouse 1 of 28.96m x 24.48m

Accessed via two concertina doors, one with a height of 6.08m and a width of 4.70m and the other with a height of 3.14m and a width 4.20m. Interconnected to warehouse 2. Minimum eaves height of 6.41m and a maximum of 11.49m.

Warehouse 2 of 24.43m x 24.17m

Interconnected from warehouse 1. Electric roller shutter door with a height of 4.67m and a width of 6.25m. Minimum eaves height of 6.41m and a maximum of 11.49m. Skylights providing good natural light.

Outside concrete yard to front with metal access gate. Parking for 25-30 vehicles. The enclosed yard has metal security gates with a width of 4.68m.

TENURE & RENTAL

The unit is available by way of a new lease on flexible terms to be agreed at a quoting rent of £70,000 per annum plus VAT.

EPC

EPC rating: Awaited.

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:

	Sqm	Sqft
<i>Office block</i>		
Reception area		
Office 1	16.07	173
Kitchen	6.50	70
Reception	15.18	163
Office 2	45.32	488
Office 3	18.34	197
<i>Warehouse 3</i>	71.54	770
<i>Warehouse 1</i>	708.94	7,631
<i>Warehouse 2</i>	590.47	6,356

BUSINESS RATES

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

Rateable Value: £57,000

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

VIEWING

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

T: 01823 428590 | M: 07968 216596

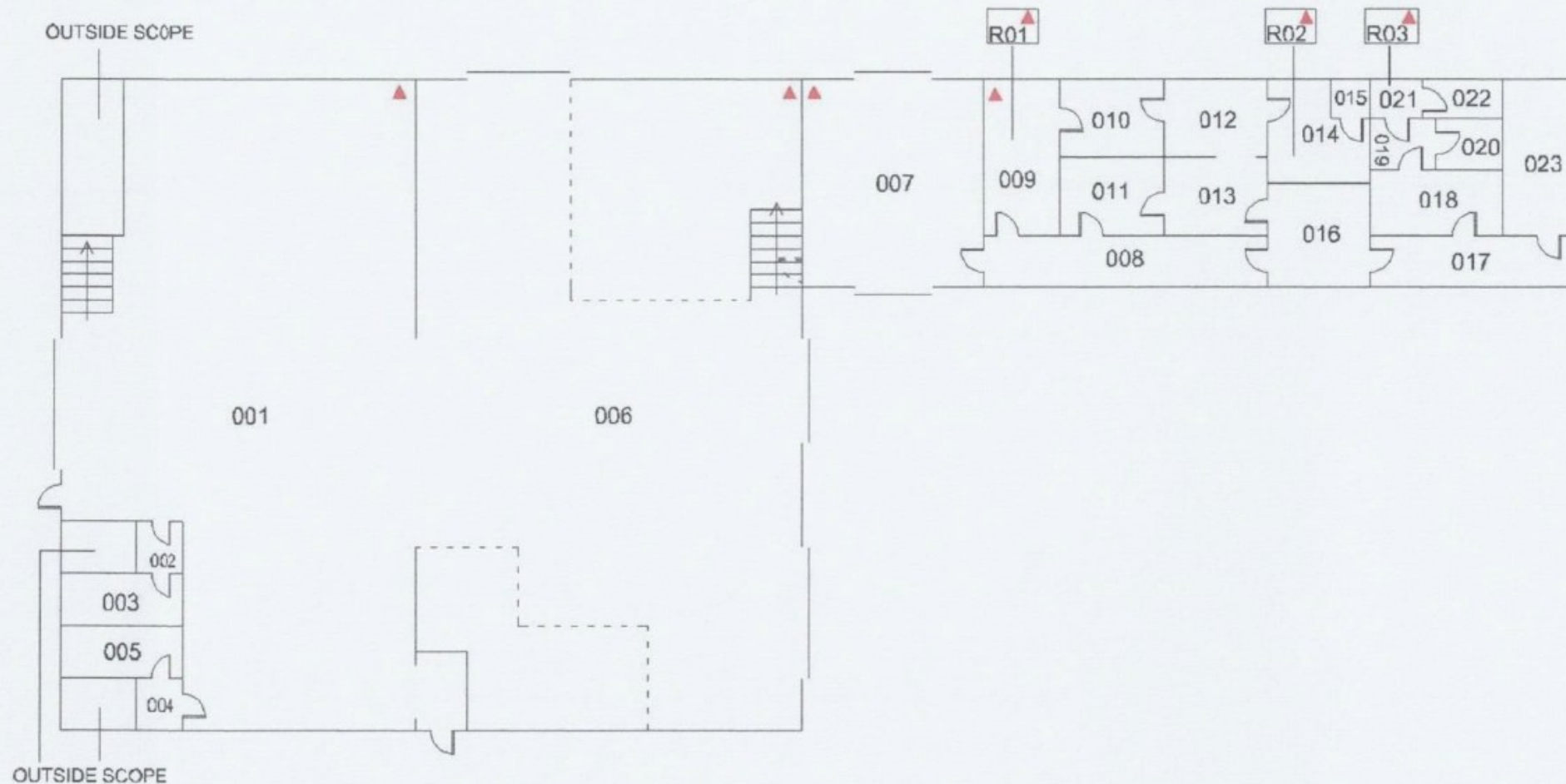
E: Stephen.richards@carterjonas.co.uk

LEGAL COSTS

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



SUBJECT TO CONTRACT



This is not true north

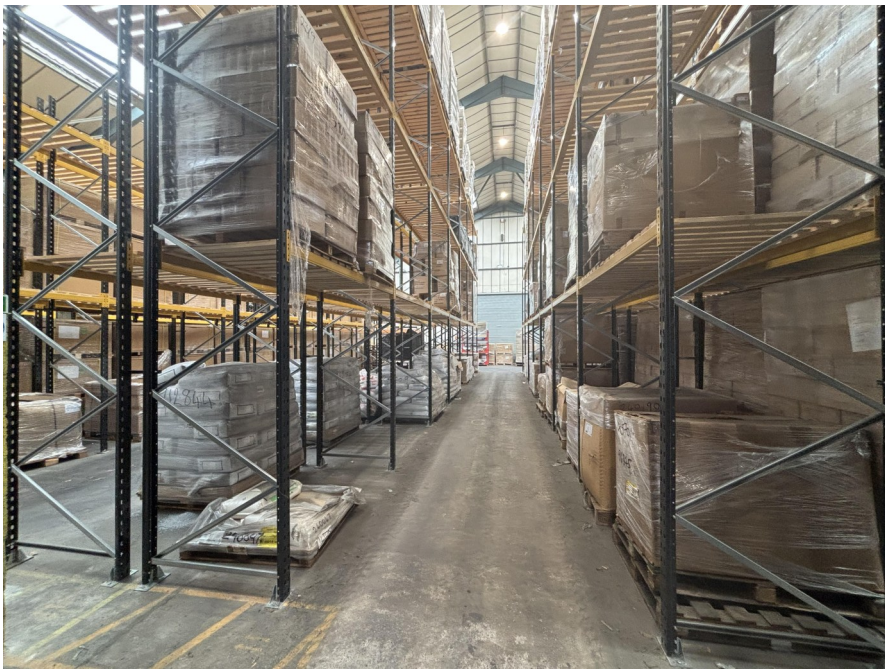
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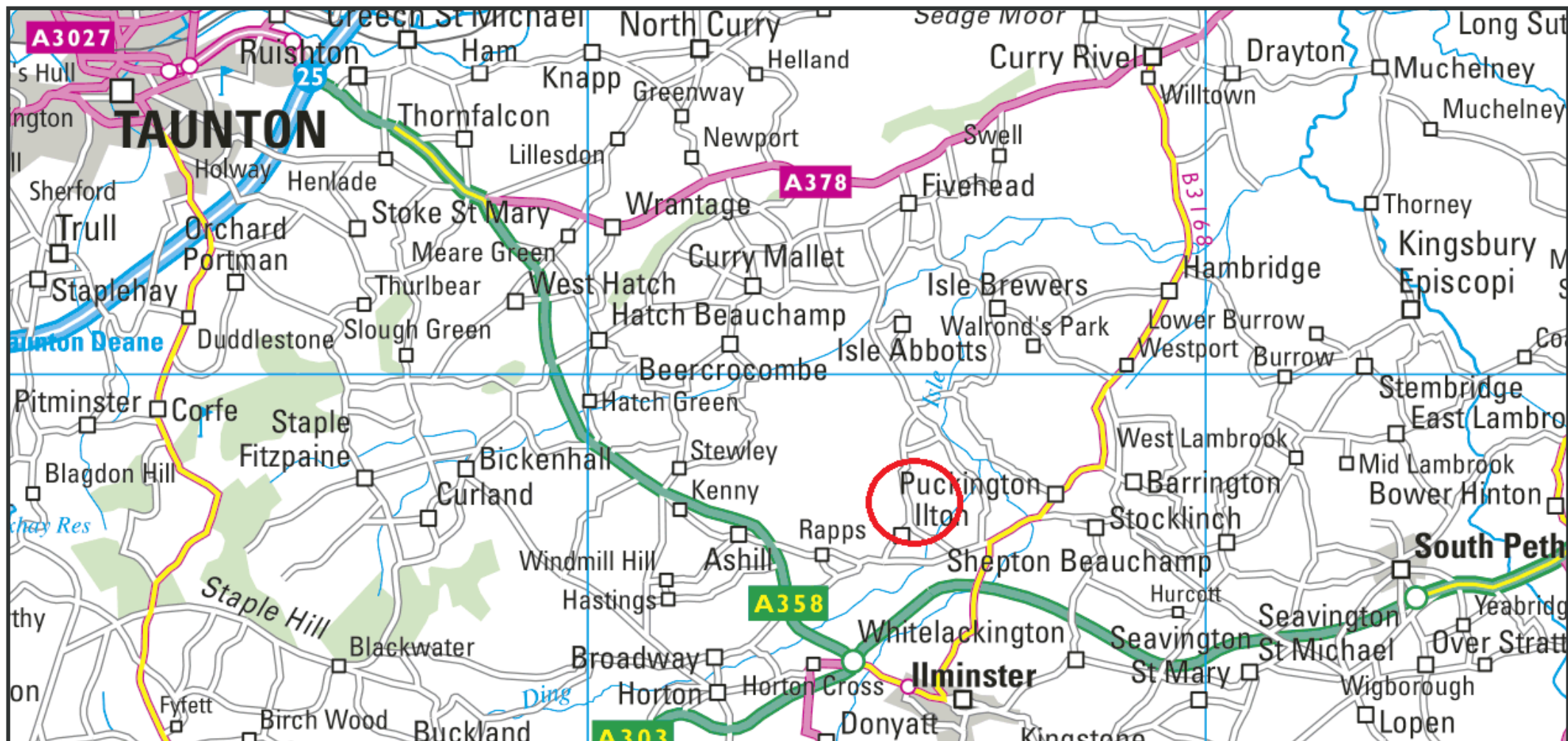
KEY:

▲ Room contains identified or presumed ACM(s) (see register)

■ Room contains inaccessible area(s) (see register)

Room number only = No ACMs identified within room (see general notes below register)





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 Avenue, Taunton, Somerset, TA1 2PX

IMPORTANT INFORMATION

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