



Enigma House
Culmhead Business Park
Culmhead
Taunton, Somerset
TA3 7DY

Industrial unit to let

- Detached industrial warehouse with GIA of 84.86 sqm (914 sq ft).
- Workshop with offices, mezzanine, kitchenette and WC facilities.
- Outside parking for 4/8 vehicles and potential for a yard area.
- Located 7 miles from Taunton and 12 miles from Honiton.

LOCATION

Enigma House is part of Culmhead Business Park which is located in a rural location within the Blackdown Hills Area of Outstanding Natural Beauty. Culmhead Business Park is 7 miles from Taunton and 7 miles from Junction 26 of the M5 motorway at Wellington. There is access to the A30 being 5 miles away and 12 miles from Honiton.

DESCRIPTION

Detached industrial unit located to the rear of Culmhead Business Park and is of brick construction with profile metal cladding to elevations. Gross internal area 9.60m x 8.84m.

Warehouse with maximum eave height of 7.38m and a minimum height of 5.58m. The warehouse provides a concrete floor, LED lighting and electric roller shutter door with a height of 3.03m and a width of 2.87m providing rear access.

Within the warehouse is a wooden staircase to wooden mezzanine of 8.83m x 2.72m above the offices. Kitchenette and WC facility. Office 1 of 5.76m x 2.57m with UPVC double glazed window to front and UPVC French access doors.

Office 2 of 2.79m x 2.65m with UPVC double glazed window to front.

Outside an adjoining lean to store of 9.64m x 3.55m. Gravel yard area to front with parking for 4 vehicles in tandem. Plus a grass area in front of the premises which could be enclosed and laid to scalping's to form a yard area for further parking or storage.

BUSINESS RATES

According to the valuation office website, the premises are assessed as follows:

Rateable value £4,000

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

TENURE & RENTAL

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

EPC

Rated C.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Warehouse	84.87	914

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:

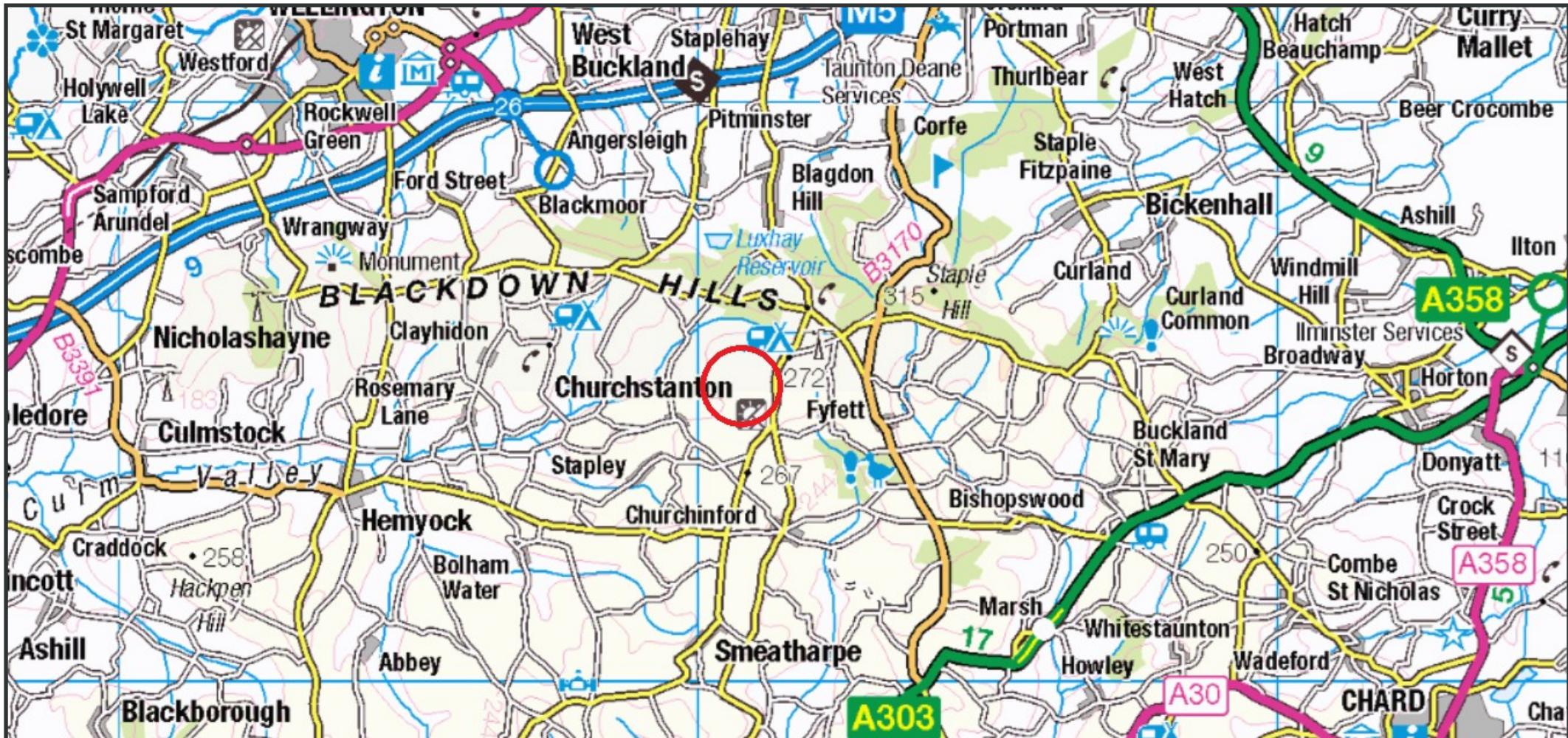
T: 01823 428590 M: 07968 216596

E: Stephen.richards@carterjonas.co.uk

SERVICE CHARGE

A current service charge payment of £162 plus VAT is payable per quarter in respect of the communal areas of the business park such as the grounds maintenance, road repairs, bio disk maintenance, site lighting, site security and property buildings insurance.





FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

Stephen Richards MRICS

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IMPORTANT INFORMATION

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