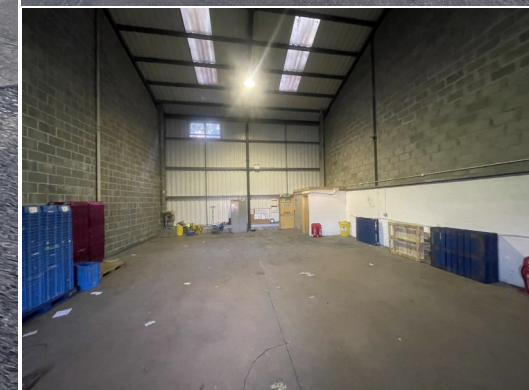


TO LET

Carter Jonas



**Unit 32 Ilton Business Park
Ilton
Ilminster
Somerset
TA19 9DU**

Industrial unit to let

**GIA of 132.63 sqm
(1,428 sqft)**

- Warehouse and disabled WC facility.
- Roller shutter door and pedestrian door to front.
- Concrete yard with parking for 4/6 vehicles in tandem.
- 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 is self-contained with profiled metal cladding to elevations. The unit provides warehousing and a disabled WC facility. The unit has 3-phase electricity, low-bay sodium lighting, a concrete floor and skylights.

Maximum eave height 8.94m. Minimum eave height 7.17m.

Pedestrian door and plastic coated roller shutter door to front with a width of 4.01m and a height of 6.01m.

Concrete yard to front with parking for 4/6 vehicles in tandem.

BUSINESS RATES

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

Rateable value £10,000

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 £12,000 per annum plus VAT.

EPC

Rated D.

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	132.63	1,428

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.

