

TAUNTON

FULLY REFURBISHED
PRODUCTION / WAREHOUSE
AND TRADE COUNTER UNIT
WITH LARGE YARD



TO LET

5,190 FT² / 482 M²



**CORNISHWAY NORTH
GALMINGTON TRADING ESTATE
TAUNTON TA1 5LY**

Victoria House • Victoria Street • Taunton TA1 3FA • Fax: 01823 353133

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01823 353033

LOCATION

The unit is located on the Galmington Trading Estate with easy access off Wellington New Road (A38), a main arterial route, to the south west of Taunton and within easy reach of the town centre. Junction 25 and 26 of the M5 motorway are easily accessible. Wellington New Road is a busy route and is popular with retail & showroom occupiers whilst Galmington Trading Estate provides accommodation for trade counter, manufacturing and distribution companies including local and national businesses. Nearby occupiers include Screwfix, National Tyres, Topps Tiles, Bradfords and CRS Building Supplies.

The location of the property is shown on the attached plan.

DESCRIPTION

The property is a self-contained warehouse and production and trade-counter use. The building has the following features:

- Single span construction.
- Concrete floor with new screed.
- Minimum 3.55m clear height, 4.1m to eaves.
- New electrically operated loading doors to front and rear elevations: height: 5.0m; width: 3.7m.
- 3-phase power.
- Glazed entrance with double pedestrian door to enable the occupier to create a trade-counter or office area.
- Generous macadam surfaced forecourt for loading and car parking.
- Large additional yard to the rear with macadam surface, secured with galvanised steel palisade fencing and gates.
- A full, as built, specification of refurbishment works is available on request.

FLOOR AREAS

	Size M ²	Size FT ²
Ground Floor Production/warehouse	482.16	5,190
Rear yard	560.00	6,030

Building areas are Gross Internal Floor Areas. Imperial figures are rounded.

LEASE TERMS & RENT

The unit is available to let on a new lease for a term of 5 years or more, drawn on a full repairing basis.

The landlord's costs of buildings insurance are recovered from the tenant. Details are available on request.

Initial rent: £50,000 p.a.

The rent is exclusive of insurance, service charge, VAT and rates.

RATES & ENERGY PERFORMANCE

Business Rates:	Workshop and Premises	Rateable Value	£25,000
Energy Performance Certificate:	Band: To be assessed.		

LEGAL COSTS

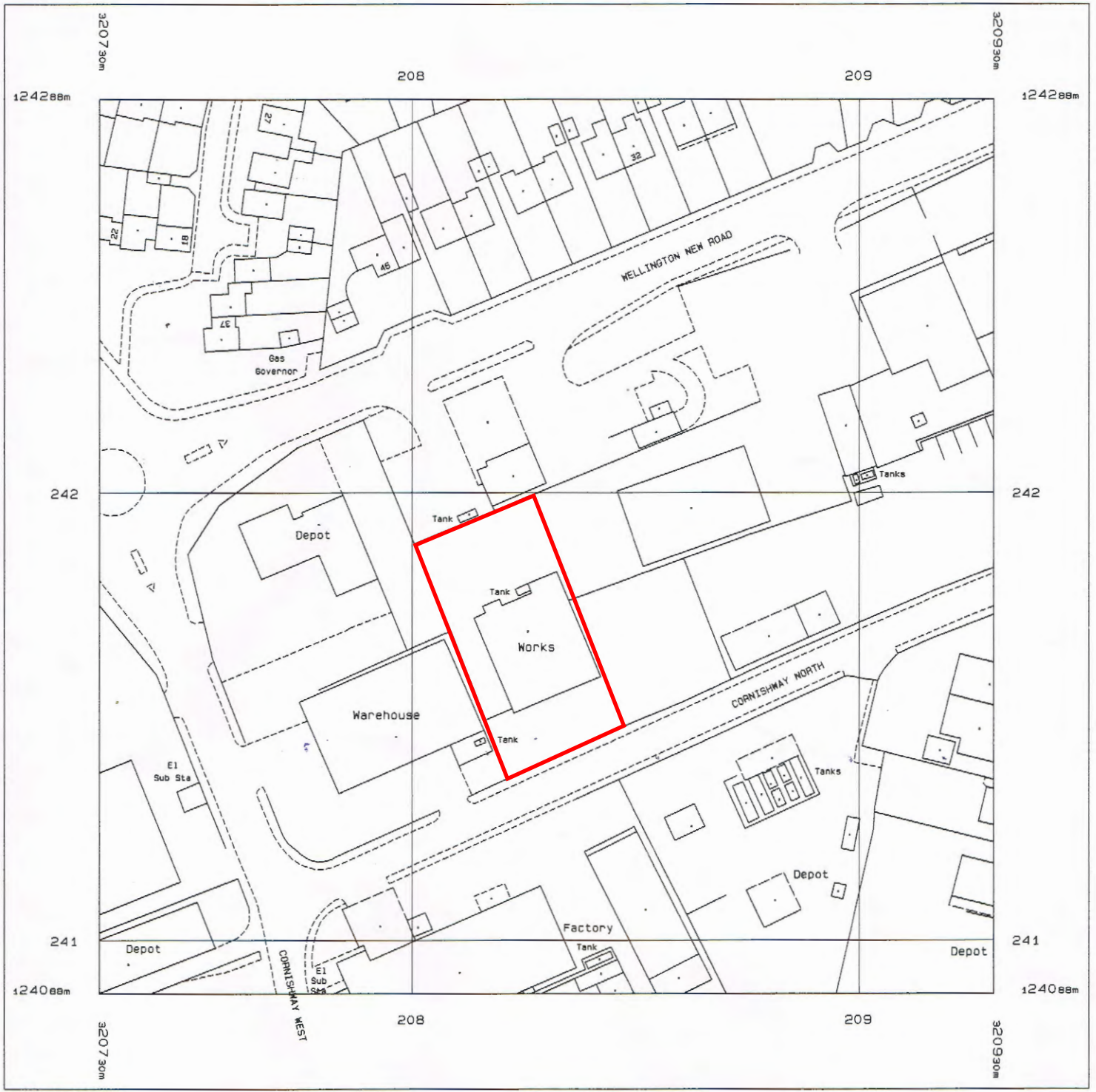
Each party is to pay their own legal costs incurred in the transaction.

FURTHER INFORMATION AND VIEWING

Contact: Nigel Hatfield, Hatfield White on 01823 353033 nhatfield@hatfieldwhite.co.uk

19 June 2020

Declaration: A Director of Hatfield White has an interest in the Landlord's business. Further details are available on request.



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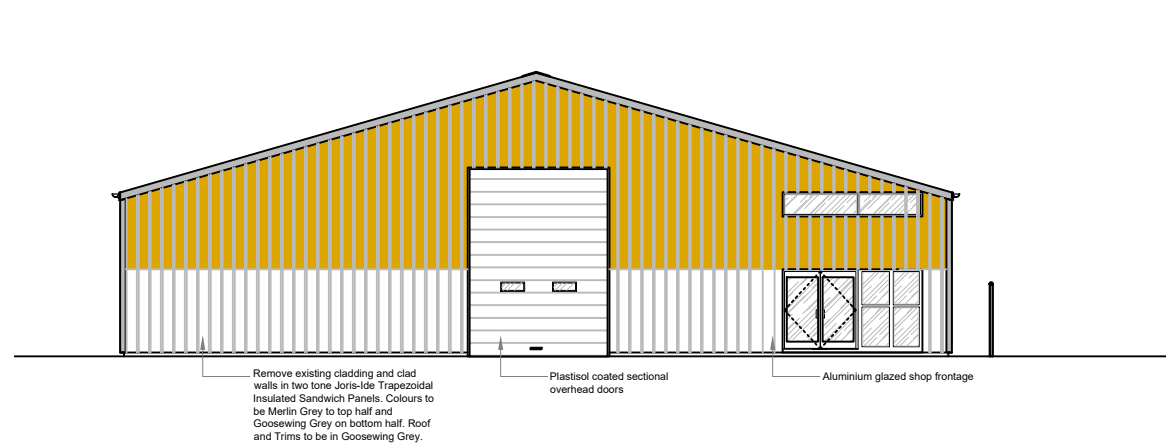
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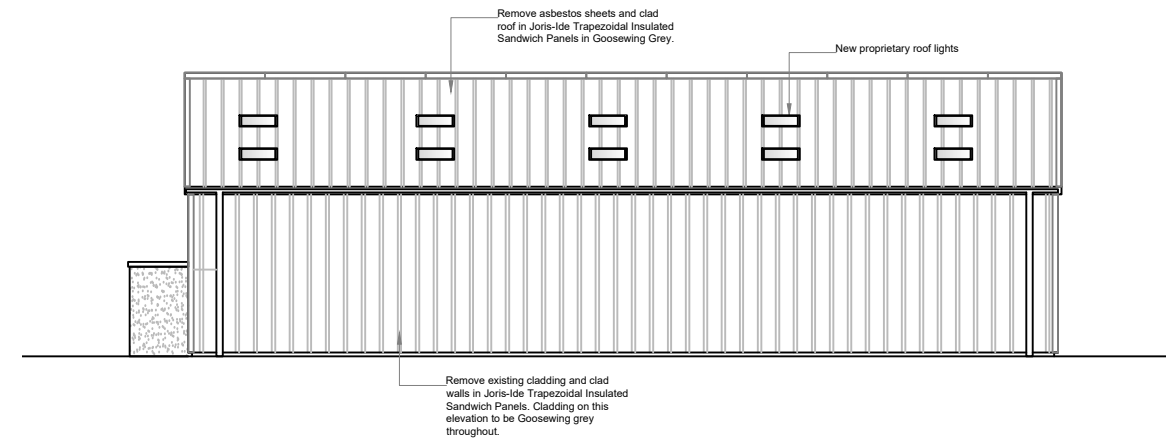
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National Grid sheet reference at centre of this Superplan: ST2024SE

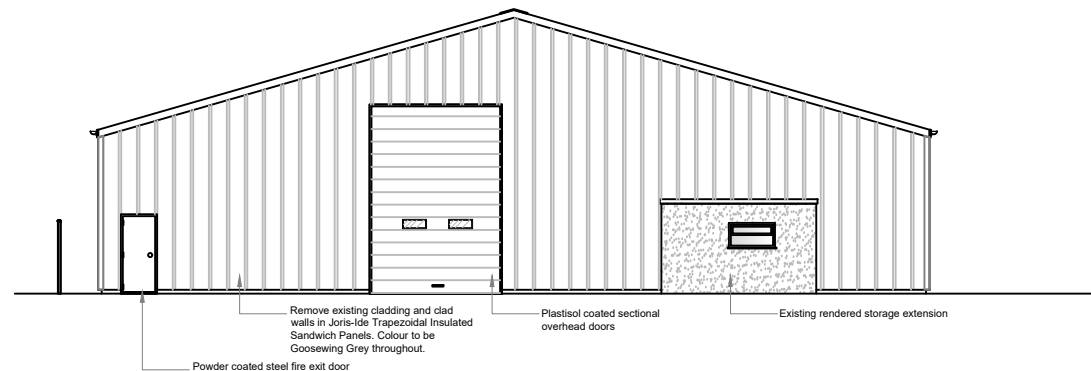
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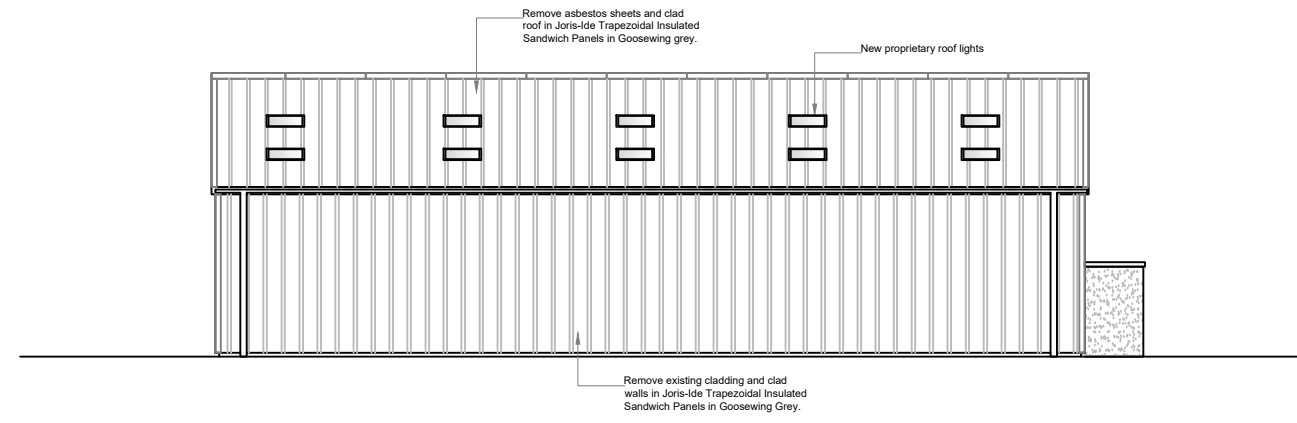
South (Front) Elevation



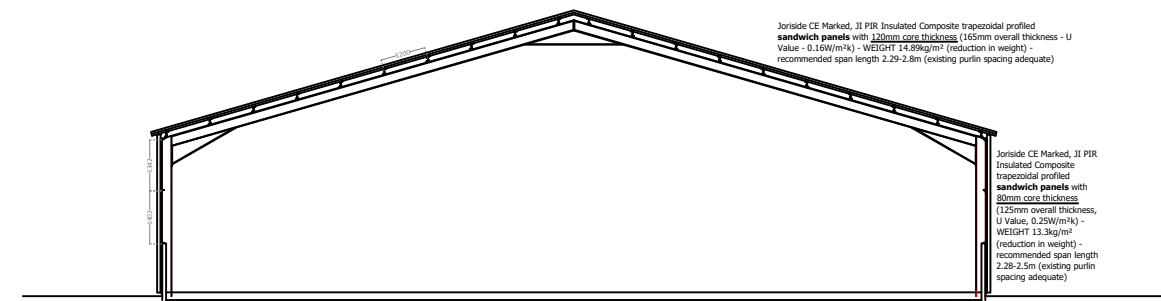
West Elevation



North (Rear) Elevation



East Elevation



SECTION

Proposed Elevations

Scale 1:200



Bede's House
Park Street
Taunton
TA1 4DG
01823 327029
www.croftsurveyors.co.uk

ADDRESS: 1 Cornishway North, Galmington Trading Estate, Taunton, TA1 5LY

CLIENT: Rowcliffe Holdings Limited

PROJECT REF: 30/7364

DESCRIPTION: Refurbishment and improvements to warehouse

DRAWING TITLE: Proposed Elevations & Section

SCALE: 1:200 on A3 paper only

DRAWN BY: RF CHECKED BY: MB

DATE: 17/02/2020

DRAWING No. CN302 REV. B

STATUS CONSTRUCTION

- Not to be scaled for construction purposes
- To be read in conjunction with all other project drawings
- The contractor is responsible for determination of all underground services.
- The contractor is responsible for checking all dimensions on site and is to report any discrepancy to the consultant prior to the commencement.