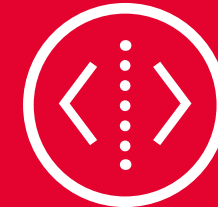


# UNITS TO LET

## 11,220 - 32,662 ft<sup>2</sup>



SECURE  
YARD



AVAILABLE  
SEPARATELY OR  
COMBINED



UNDER  
REFURBISHMENT



[www.ipif.com/crown](http://www.ipif.com/crown)

INDUSTRIAL / WAREHOUSE / TRADE COUNTER UNITS

**UNITS E1/E2 VENTURE WAY**  
CROWN INDUSTRIAL ESTATE, TAUNTON, TA2 8RX



# UNITS E1/E2 VENTURE WAY

## CROWN INDUSTRIAL ESTATE, TAUNTON, TA2 8RX

### LOCATION

Crown Industrial Estate is located off the Priorswood Road, some two miles north east of Taunton Town Centre.

The industrial estate benefits from excellent transport links with Junction 25 of the M5 motorway approximately two miles to the south east via the A358. Other occupiers in Crown Close include Screwfix, Toolstation, Euro Car Parts, City Electrical Factors and Plumbase.

DESTINATION	DISTANCE
London	165 miles
Bristol	49 miles
Bristol Airport	37 miles
M4/M5 Interchange	49 miles
Exeter	40 miles
Taunton Town Centre	2 miles
M5 J.25	2 miles

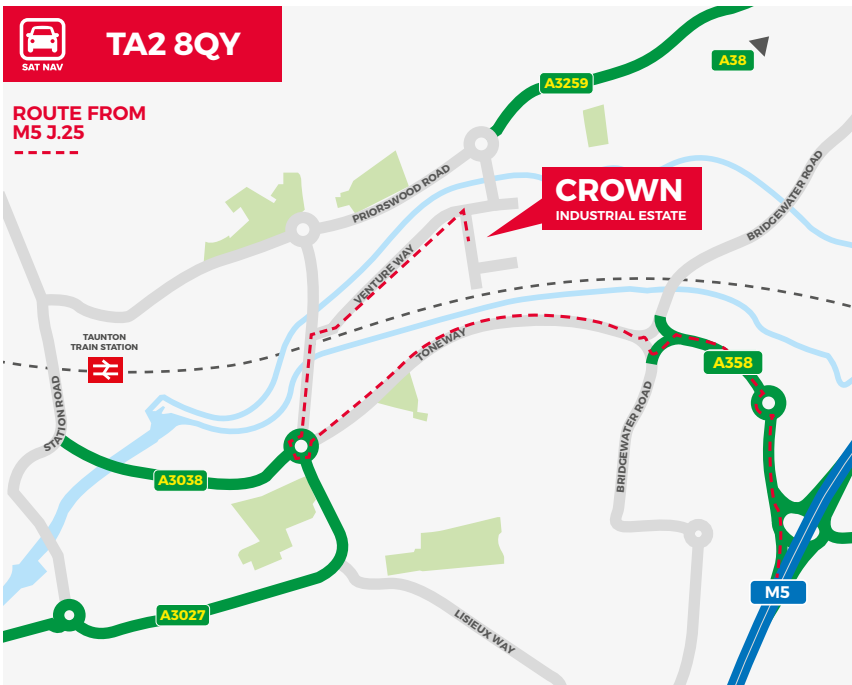
### DESCRIPTION

The properties comprise three adjoining steel portal frame units. The warehouse has a concrete floor, blockwork walls and an eaves height of approx. 5.75 metres. There are two loading doors measuring 3.65m wide x 4.4m high.

There is ancillary office accommodation and WC facilities.

There is mains gas, 3 phase power, water and drainage connected to the property.

Externally the units benefit from a self-contained yard.



# UNITS E1/E2 VENTURE WAY

## CROWN INDUSTRIAL ESTATE, TAUNTON, TA2 8RX

### SPECIFICATION

- Two level loading doors, one with a canopy
- Minimum eaves height 5.75m
- 3 phase electricity
- WC facilities
- Self-contained yard and car parking
- Office accommodation can be retained in Unit E1

### ACCOMMODATION

E1	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	866.0	9,322
Ground/First Floor Offices	176.34	1,898
<b>TOTAL (GIA Approx.)</b>	<b>1,042.4</b>	<b>11,220</b>

E2 - BAY ONE	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	798.2	8,592
Ground/First Floor Offices	312.8	3,368
<b>TOTAL (GIA Approx.)</b>	<b>1,111.1</b>	<b>11,960</b>

E2 - BAY TWO	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	880.9	9,482
<b>TOTAL (GIA Approx.)</b>	<b>880.9</b>	<b>9,482</b>
<b>E2 COMBINED (GIA Approx.)</b>	<b>1992.0</b>	<b>21,442</b>

E1 / E2 COMBINED	M <sup>2</sup>	FT <sup>2</sup>
<b>TOTAL (GIA Approx.)</b>	<b>3,034.4</b>	<b>32,662</b>



Pre-Refurbishment

### CROWN INDUSTRIAL ESTATE TRADE OCCUPIERS:



# UNITS E1/E2 VENTURE WAY

## CROWN INDUSTRIAL ESTATE, TAUNTON, TA2 8RX

### LEASE TERMS

The properties are available by way of a new full repairing and insuring leases.

### BUSINESS RATES

To be reassessed. For rates payable, please contact the agents.

### SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the common areas. Further details are available upon request.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

### ENERGY PERFORMANCE RATING

EPCs available on request.



Pre-Refurbishment



Indicative Internal



Indicative internal - F2/F3

On behalf of the Landlord

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