

gth



Industrial/Trade Counter Unit

TO LET

Unit 2 Crown Close, Crown Industrial Estate

Taunton, Somerset, TA2 8RX

- Within 2 miles of junction 25 of the M5 motorway
- Prominent location on a popular established industrial estate
- Versatile unit to be refurbished
- 4,289 sq ft plus front and rear yards

New lease by arrangement at £37,500 per annum.

Location

The unit has prominent frontage to both Venture Way and Crown Close within Crown Industrial Estate, just off the A361 Priorswood Road, approximately 2 miles north-east of Taunton's town centre.

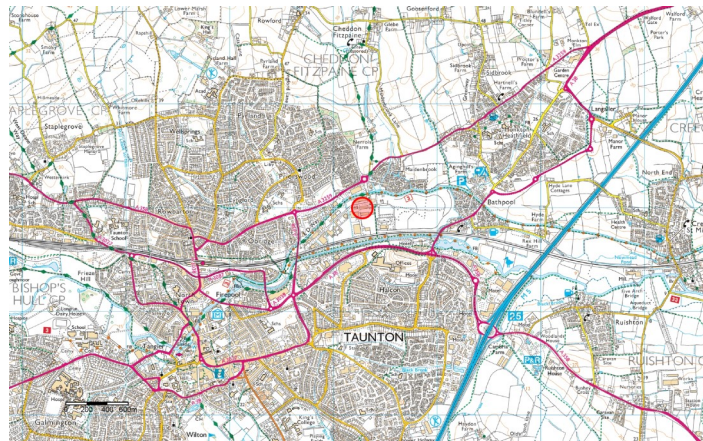
Junction 25 of the M5 is within 2 miles to the south-east via the A38 dual carriageway.

Other occupiers on Crown Industrial Estate include Unipart, Screwfix, CEF and Rexel.

Description

A mid terrace unit within two predominantly trade counter terraces with the following amenities:-

- Clear span steel portal frame with insulated profiled steel cladding.
- Insulated roof incorporating roof lights.
- Unit to be refurbished.
- Minimum eaves 4.85 metres.
- Vehicular roller shutter door (3.65 m wide x 4.05 m high).
- Trade counter with pedestrian access to front off customer parking area.
- Generous quality offices with fully fitted kitchen and WCs.
- Loading and further parking to rear.



Accommodation

Ground Floor:

Warehouse	265.33 sq m / 2,856 sq ft
Office	107.12 sq m / 1,153 sq ft
Ancillary	<u>26.01 sq m / 280 sq ft</u>
Total	398.46 sq m / 4,289 sq ft

Business Rates

The unit currently has a Rateable Value of £23,750 per annum.

Energy Performance Certificate

The property has an asset rating of 'D79'.

Terms

The property is available via a new full repairing and insuring lease for a term by arrangement at a guide rent of £37,500 per annum.

VAT

The property is registered for VAT, therefore VAT is payable on the rent.

Viewing

Strictly by appointment with sole agents:-
Duncan Brown or Joseph Hughes,
Greenslade Taylor Hunt, 9 Hammet Street,
Taunton, Somerset, TA1 1RZ. Tel: 01823 334455. Email: duncan.brown@gth.net or joseph.hughes@gth.net.

Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.