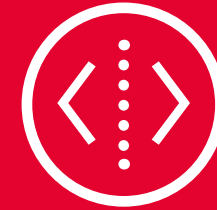


NEWLY REFURBISHED UNITS TO LET



AVAILABLE
Q4 2021



FLEXIBLE
UNIT SIZES



ESTABLISHED
LOCATION



FROM 3,360 – 38,960 ft²

www.ipif.com/crownclose

INDUSTRIAL / WAREHOUSE / TRADE COUNTER

UNITS M1-7 CROWN CLOSE
CROWN INDUSTRIAL ESTATE, TAUNTON, TA2 8QY



UNITS M1-7 CROWN CLOSE

CROWN INDUSTRIAL ESTATE, TAUNTON, TA2 8QY

LOCATION

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

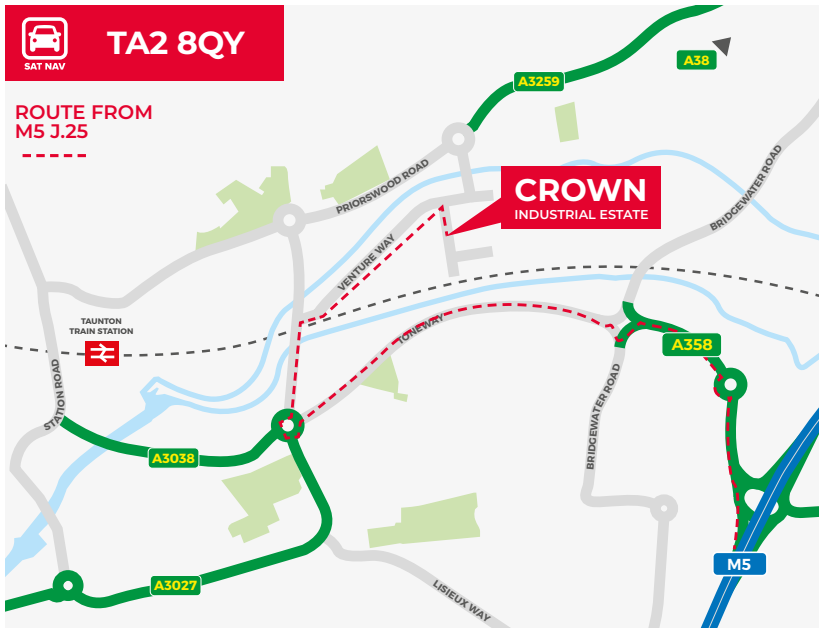
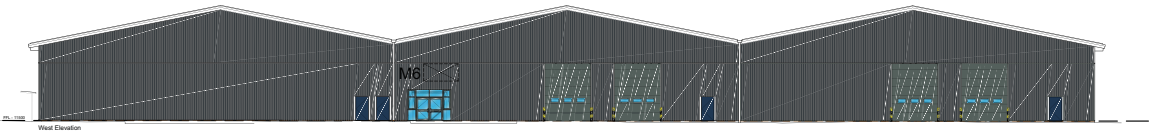
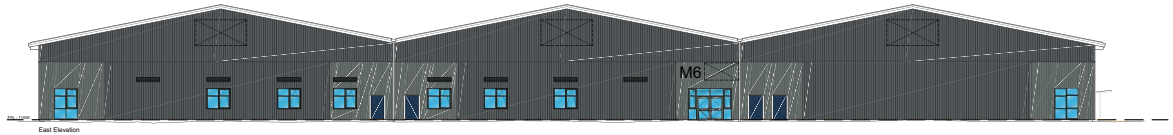
The industrial estate benefits from excellent transport links with Junction 25 of the M5 motorway approximately two miles to the south east via the A358. Other occupiers include Screwfix, DHL and City Electrical Factors.

Block M comprises 7 newly refurbished units. Each property will have warehouse, office space and WC facilities. Approx eaves height of 6 metres. M6 & M7 both benefit from secure yards.

The refurbishment includes new roofs, electric loading doors and office accommodation. There will be mains utilities connected to all units.

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	3 miles

PROPOSED ELEVATIONS



BLOCK M CROWN CLOSE

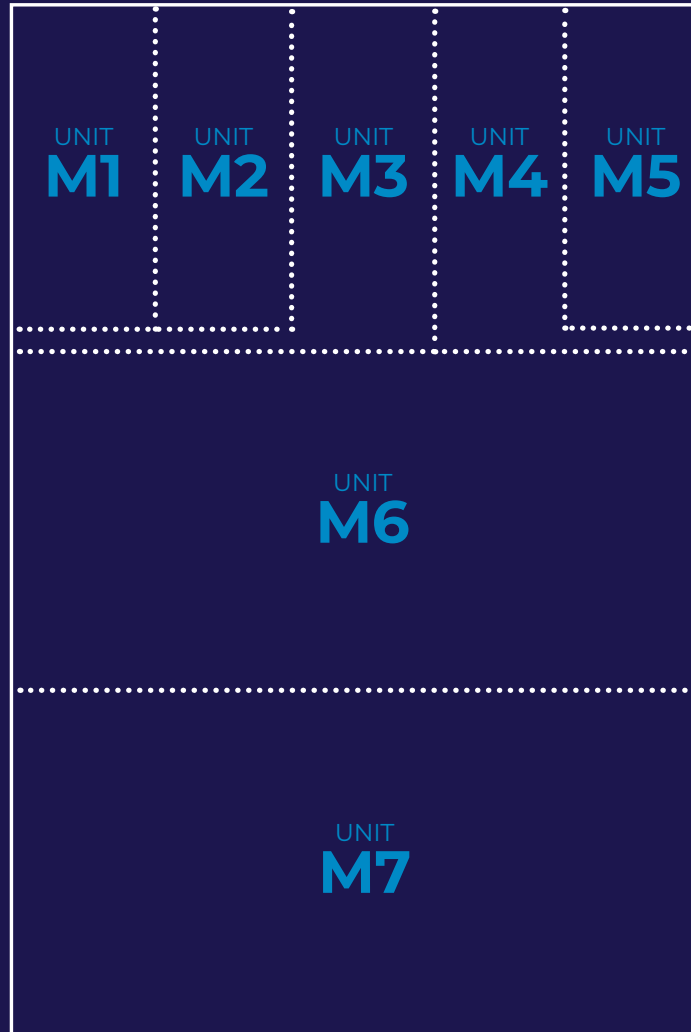
CROWN INDUSTRIAL ESTATE, TAUNTON, TA2 8QY

SPECIFICATION

- Newly refurbished
- New roofs
- New office space
- Electric loading doors
- Flexible unit sizes available
- Secure yards to M6 & M7
- 24/7 access
- 6m eaves height
- Separate pedestrian entrances for M6 & M7



**FLEXIBLE UNIT
SIZES AVAILABLE**



ACCOMMODATION

UNIT	M ²	FT ²
M1	320	3,445
M2	340	3,660
M3	340	3,660
M4	312	3,360
M5	320	3,445
M6	1,810	19,480
M7	1,810	19,480
TOTAL (GIA Approx.)	5,252	56,530

UNITS M1-7

CROWN CLOSE

CROWN INDUSTRIAL ESTATE, TAUNTON, TA2 8QY

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.



On behalf of the Landlord

IPIF
0800 804 8600
www.ipif.com

Aaron Burns
aaron.burns@ipif.co.uk

gth
gth.net
Greenslade Taylor Hunt
01823 334455

Duncan Brown
duncan.brown@gth.net

Joseph Hughes
joseph.hughes@gth.net

JLL
0117 927 6691
0139 242 3696
jll.co.uk/property

Henry De Teissier
henry.de.teissier@eu.jll.com

Kye Daniel
kye.daniel@eu.jll.com