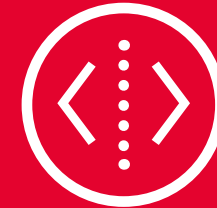


NEWLY REFURBISHED UNITS TO LET



AVAILABLE
NOW



FLEXIBLE
UNIT SIZES



ESTABLISHED
LOCATION



FROM
3,625 – 19,741 ft²

www.ipif.com/crownclose

INDUSTRIAL / WAREHOUSE / TRADE COUNTER

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



UNITS M1-7 CROWN CLOSE

CROWN INDUSTRIAL ESTATE, TAUNTON, TA2 8RX

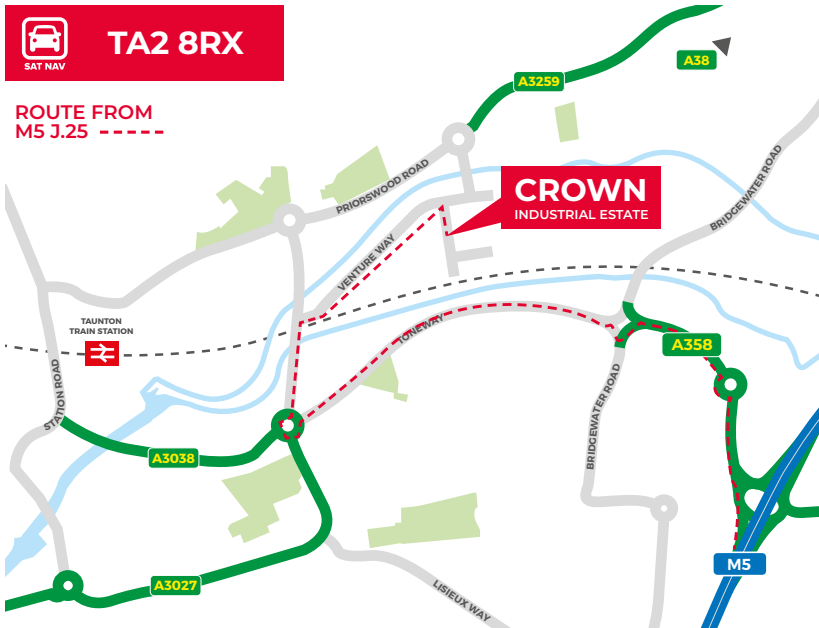
LOCATION

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 include Screwfix, DHL and City Electrical Factors.

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

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



UNITS M1-7 CROWN CLOSE

CROWN INDUSTRIAL ESTATE, TAUNTON, TA2 8RX

UNIT M1	M ²	FT ²
Warehouse	3,342	
Office / Welfare	24.5	264
TOTAL	335.0	3,606

LET TO PROTYRE

UNIT M5	M ²	FT ²
Warehouse	318.5	3,428
Office / Welfare	23.9	257
TOTAL	342.4	3,685

UNIT M2	M ²	FT ²
Warehouse	3,629	
Office / Welfare	24.0	259
TOTAL	361.2	3,888

LET TO PROTYRE

UNIT M6	M ²	FT ²
Warehouse	1,642.8	17,683
Office / Welfare	191.2	2,058
TOTAL	1,834.0	19,741

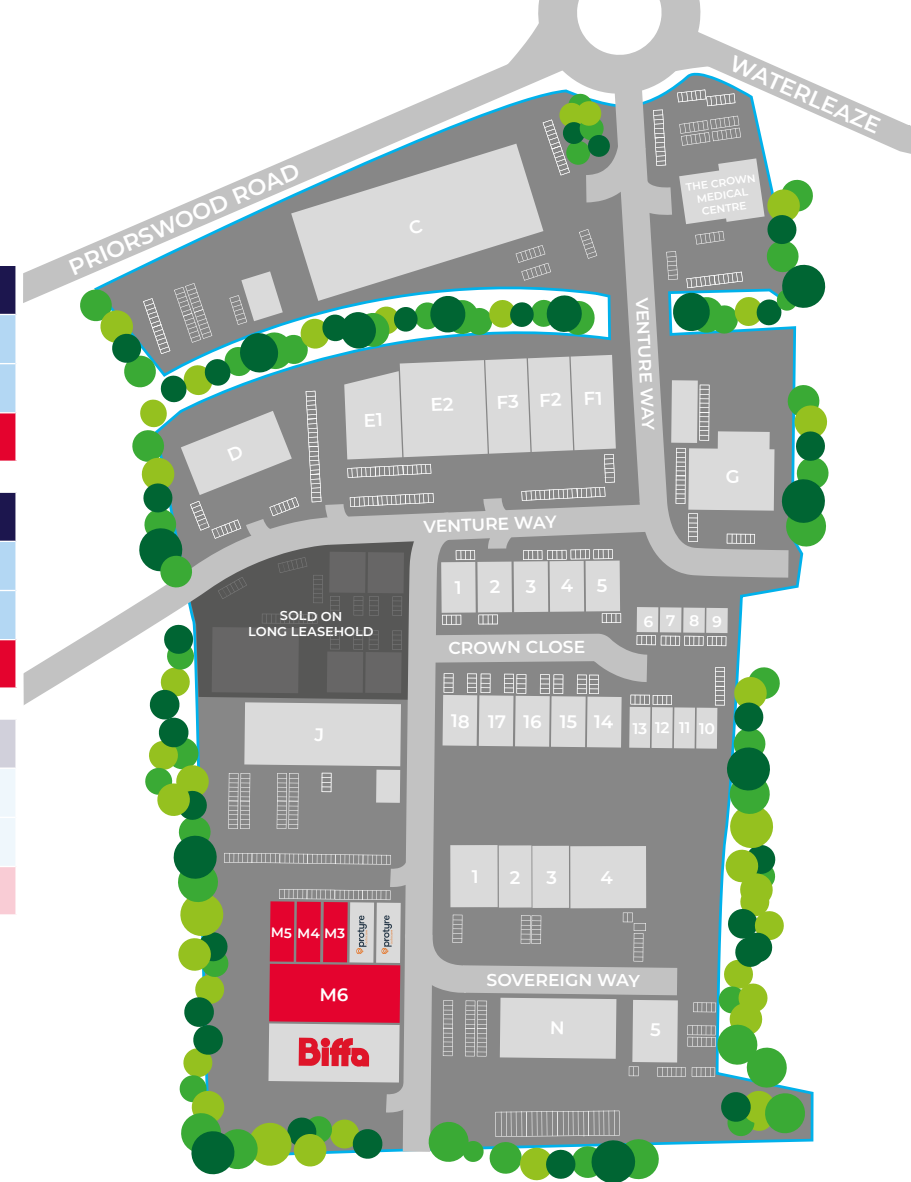
UNIT M3	M ²	FT ²
Warehouse	336.4	3,621
Office / Welfare	23.9	257
TOTAL	360.3	3,878

UNIT M7	M ²	FT ²
Warehouse	17,847	
Office / Welfare	194.5	2,094
TOTAL	1,852.5	19,942

LET TO BIFFA

*OPTION FOR REMAINING UNITS TO BE COMBINED

UNIT M4	M ²	FT ²
Warehouse	312.7	3,366
Office / Welfare	24.0	259
TOTAL	336.7	3,625



NEWLY REFINISHED UNITS



NEW ROOFS



NEW OFFICE SPACE



ELECTRIC ROLLER SHUTTER DOORS



FLEXIBLE UNIT SIZES AVAILABLE



SECURE YARDS TO M6 & M7



24/7 ACCESS



6M EAVES HEIGHT



SEPARATE PEDESTRIAN ENTRANCES (M6/7)

UNITS M1-7 CROWN CLOSE

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

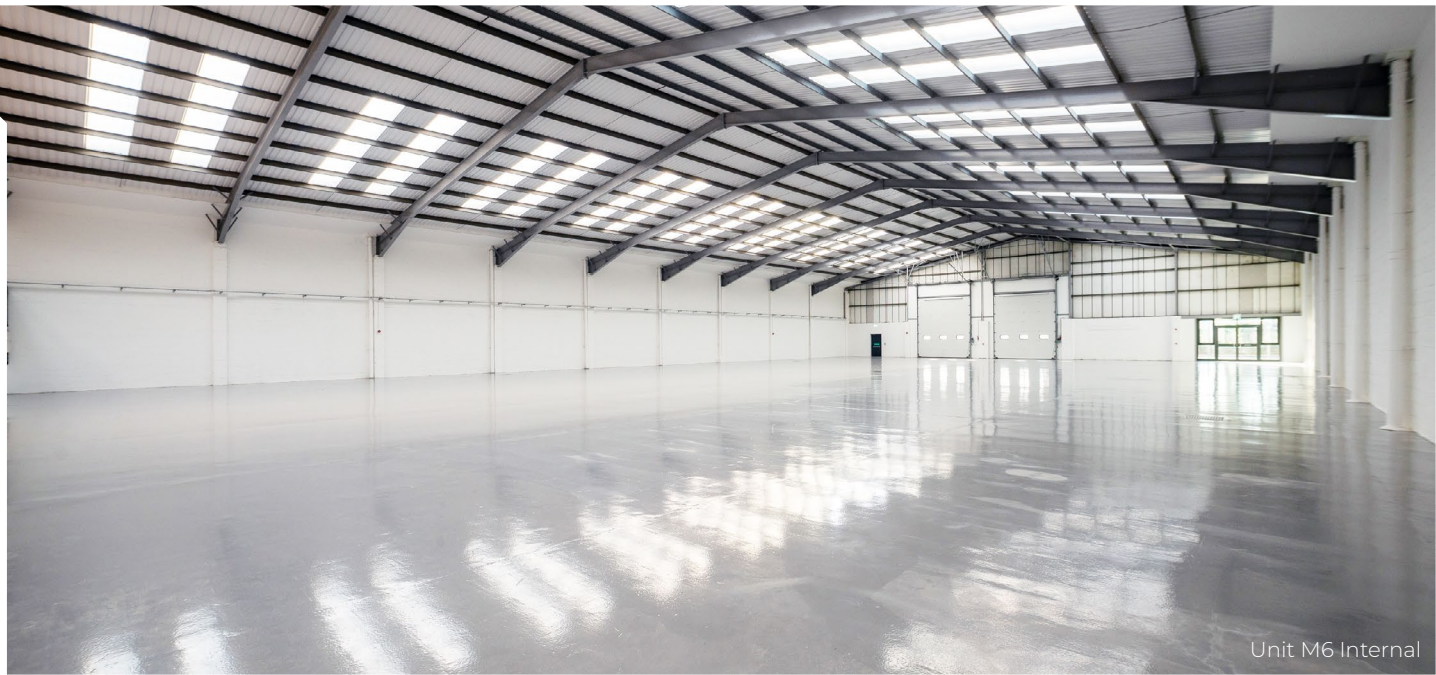
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

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

ENERGY PERFORMANCE RATING

EPCs available on request.



Unit M6 Internal



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

Chris Yates
chris.yates@jll.com

Kye Daniel
kye.daniel@jll.com