









Unit 3 Walford Cross, Taunton, Somerset TA2 8QP

To Let £30,000 per annum EPC Rating: C

- Industrial unit and canopied yard to let facing on to M5 motorway.
- Gross Internal Area of 890.22 m² (9,579 ft²) with level access via roller shutter door.
- Canopy yard area of 376.55 m² (4,052 ft²) for unloading and parking.
- Excellent access onto A38 (*Taunton to Bridgwater road*) and J25 & J24 of the M5 motorway.



Location

Walford Cross is located between Taunton and North Petherton at the junction of the A₃8 Taunton to Bridgwater Road and the A₃61 to Street. Taunton, the county town of Somerset, is 3 miles to the south west with access onto the M₅ motorway at Junction 2₅. Junction 2₄ of the M₅ motorway south of Bridgwater is easily accessible via the A₃8.

The property faces onto the M₅ motorway and has high visibility for advertising.

Description

Former cold storage facility with low bay halogen lighting.

The warehouse is all clear span and accessed via a roller shutter door with a width of 2.91 m (9'6) and height of 3.39m (11'1). Eave height of 6.36 m (20'10). To the front of the unit is a canopied yard area for parking and unloading for the unit. WC facilities under construction.

Accommodation

All measurements are approximate

Gross Internal Area $36.4 \text{ m} \times 24.45 \text{ m} = 890.22 \text{ m}^2$

 $(119'4 \times 80'1 = 9,579 \text{ ft}^2)$

Outside

Canopy area $19.86 \text{m x} 18.96 \text{m} = 376.55 \text{ m}^2$

 $(65^{\circ}1 \times 62^{\circ}1 = 4,052 \text{ ft}^2)$

Tenure and Rental

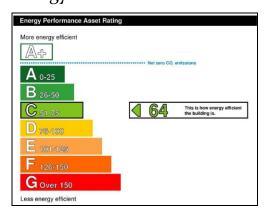
New lease available at a quoting rent of £30,000 plus VAT on flexible terms to be agreed.



Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

Energy Performance Certificate



Viewing

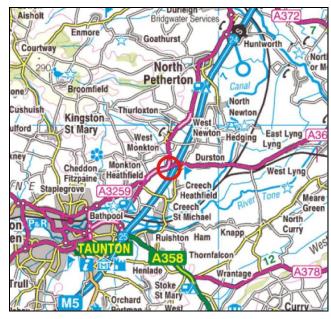
Strictly by appointment through the Sole Agents.

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File No C3966



