

## Unit 6 Cornishway East

Galmington Trading Estate, Taunton, TA1 5LZ



### Agency and estates management:

- Commercial agency
- Planning consultancy
- Land surveying
- Rating and valuation
- Estate management
- Compulsory purchase
- Rural management

- Approximately 10 minutes/ 5 miles from M5 junction 26
- Gross Internal area approximately 8,520 sq ft (791 m2)
- Rent £52,500pa, plus VAT

### Contact: Tom Hancock

T: 07824 609229

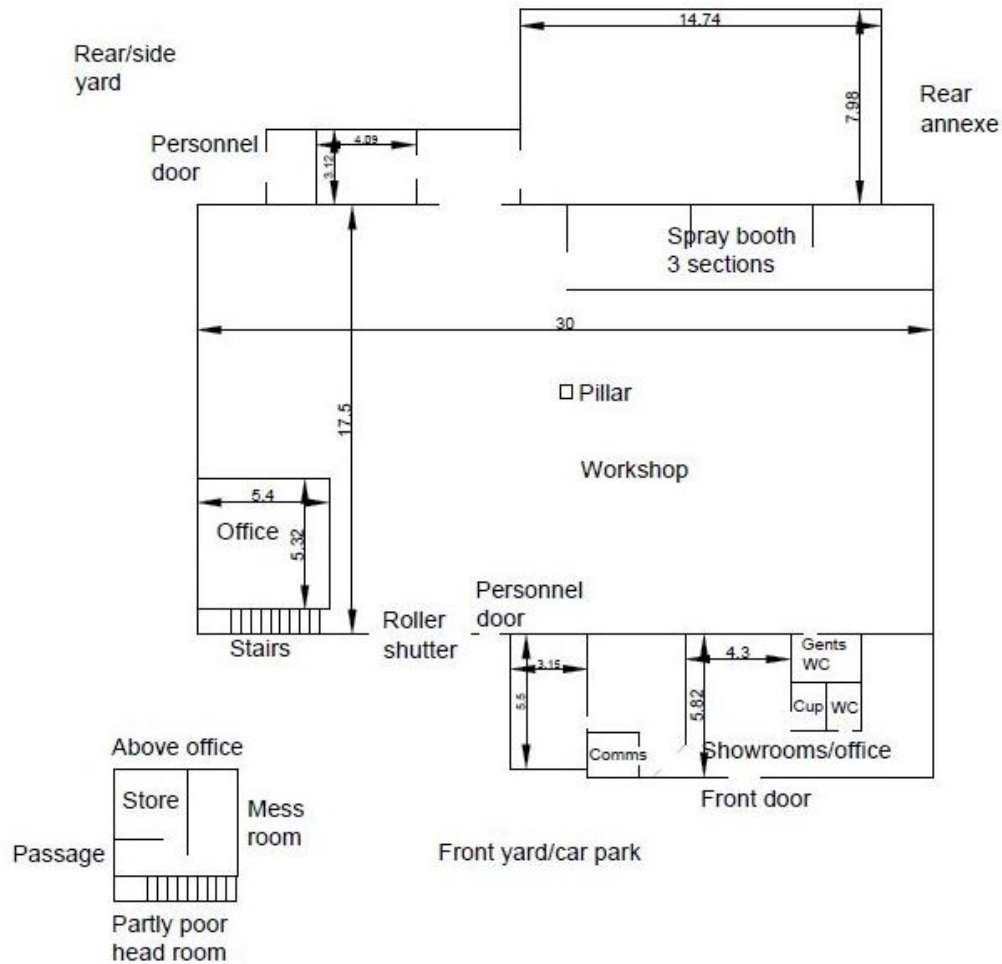
E: [Tom.hancock@norsegroup.co.uk](mailto:Tom.hancock@norsegroup.co.uk)

Or

Izabela Wrobel

T: 07711 189281

E: [Izabela.Wrobel@norsegroup.co.uk](mailto:Izabela.Wrobel@norsegroup.co.uk)



## Unit 6 Cornishway East, Galmington Trading Estate, Taunton

### Introduction

A detached industrial/ trade counter property on its own individual plot with a large parking area at the front for up to 18 cars and a fenced side/rear yard providing circulation space and approximately 220 m2 of external storage.



### Description

- A brick and blockwork building under a profiled steel roof with rooflights, on a concrete portal frame.
- 8,520 square feet (791m2) gross internal area.
- Eaves height of the main workshop is 3.6m.
- The roller shutter door provides an opening of 3.45m wide x 3.42 high.
- There are male WCs with access from the workshop and a high-quality unisex WC in the front office area.
- 3 phase electricity.

### A full summary of the areas is as follows:

- Main workshop area is 98 x 57 feet, (30m x 17.5m).
- The main workshop includes a 309 sq ft (28.7 m2) timber office in the front corner with a 96 sq ft (8.9 m2) mess and 95 sq ft (8.8 m2) store above.
- The front offices provide 826 sq ft (76.7 m2) of offices arranged in four rooms.
- There are three store rooms at the rear, mainly constructed of cladding on a timber frame, mainly accessed from inside the workshop, providing 1,626 sq ft (151m2) of storage.
- The fenced side/rear yard provides circulation space and approximately 220 m2 of external storage.

# INDUSTRIAL UNIT TO LET

SOUTH WEST  
**norse**



South West Norse, Venture House, One Capital Court, Bittern Road, Exeter, EX2 7FW

01392 351000  
[swnorse.co.uk](http://swnorse.co.uk)

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## Planning

The premises are on the established Galmington Trading Estate and the units in Cornishway East were granted planning permission in the mid 1970s and were given the use class of X - wholesale warehousing. Unit 6 was used for many years for kitchen manufacturing. Potential tenants are strongly advised to check that their proposed use is acceptable to the planners. Enquiries can be made to [planningwest@somerset.gov.uk](mailto:planningwest@somerset.gov.uk) 0300 123 2224.

## Services

Electricity, mains water and drainage.

## Leasing Terms

The unit is available on a lease to include the following terms:

- Full repairing lease, meaning that repairs are the tenant's responsibility.
- The tenant will refund the landlord's cost of insuring the unit.
- The tenant will need to pay a deposit, to be discussed.
- The length of lease can be discussed but the minimum length of lease is five years.

## Rent

£52,500 pa plus VAT

## Business Rates

The current rateable value is £45,500. The multiplier for 2024/25 for a property with a rateable value under £51,000 is 49.9. Somerset Council has informed us that the business rates payable for 2024/25 is £22,704.50. This information is given in good faith but you are advised to make your own enquiries to Somerset Council to double check.



## EPC

EPC B.41

## Directions

From Junction 26 turn right at the first roundabout. Proceed for about 5 miles into Taunton. Go past the Crematorium and at the next roundabout turn right into Cornishway West and follow the road as it bears left into Cornishway South and then just as it bends leftwards to become Cornishway East you will see the property on the right, with a large Robert Charles Kitchens sign and South West Norse TO LET boards.

From the centre of Taunton take the A38 (signs to Wellington) and just before the Esso petrol station on the left, turn left into Galmington Road, then first right into Cornishway North then first left into Cornishway East. The property is on the left just before the road bends to the right.

## Viewing

By appointment with South West Norse Ltd. Please contact:

Tom Hancock:

T: 07824 609229 or 01392 351013

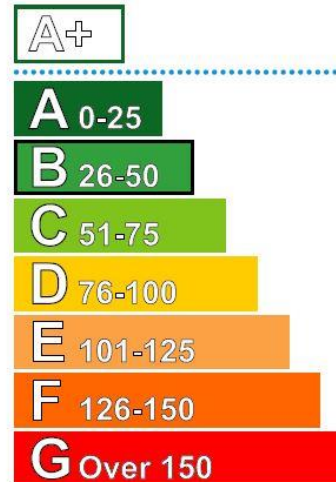
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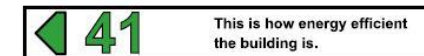
T: 07711 189281 or 01392 351188

E: [Izabela.Wrobel@norsegroup.co.uk](mailto:Izabela.Wrobel@norsegroup.co.uk)

More energy efficient



Less energy efficient



Net zero CO<sub>2</sub> emissions



## Health & Safety

Care must be taken whilst viewing to avoid accident or injury. Save for death or personal injury caused by their negligence, neither Norse Group nor the Vendor shall accept any responsibility for any loss or damage, howsoever caused, whilst viewing the property and you are deemed to have accepted the terms of this disclaimer by entering onto the site.

## Important Notices

Norse Group for themselves and for the vendors of this property whose agents they are give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Norse Group has any authority to make or give any representation to warranty, whether in relation to this property or particulars, nor to enter into any contract relating to the property on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting making further enquiries or submitting offers for the property that has been sold, let or withdrawn.

5. The vendors do not undertake to accept the highest or any of the tenders or offers received.

6. Devon County Council is obliged under the Proceeds of Crime Act 2002 and the Money Laundering Act 2003 and 2007 to verify the identity of the purchaser of any description whenever a transaction involves accepting a total payment of approximately £10,000 or more.

## Misrepresentation Act 1967

The property is sold with all faults and defects whether of condition or otherwise and the Vendor is not responsible for any such faults or defects, or for any statement contained in the particulars.

The Purchaser shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or its servants or agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the Purchaser to rescind or to be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.