

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 £49,500pa, plus VAT

Contact: Tom Hancock

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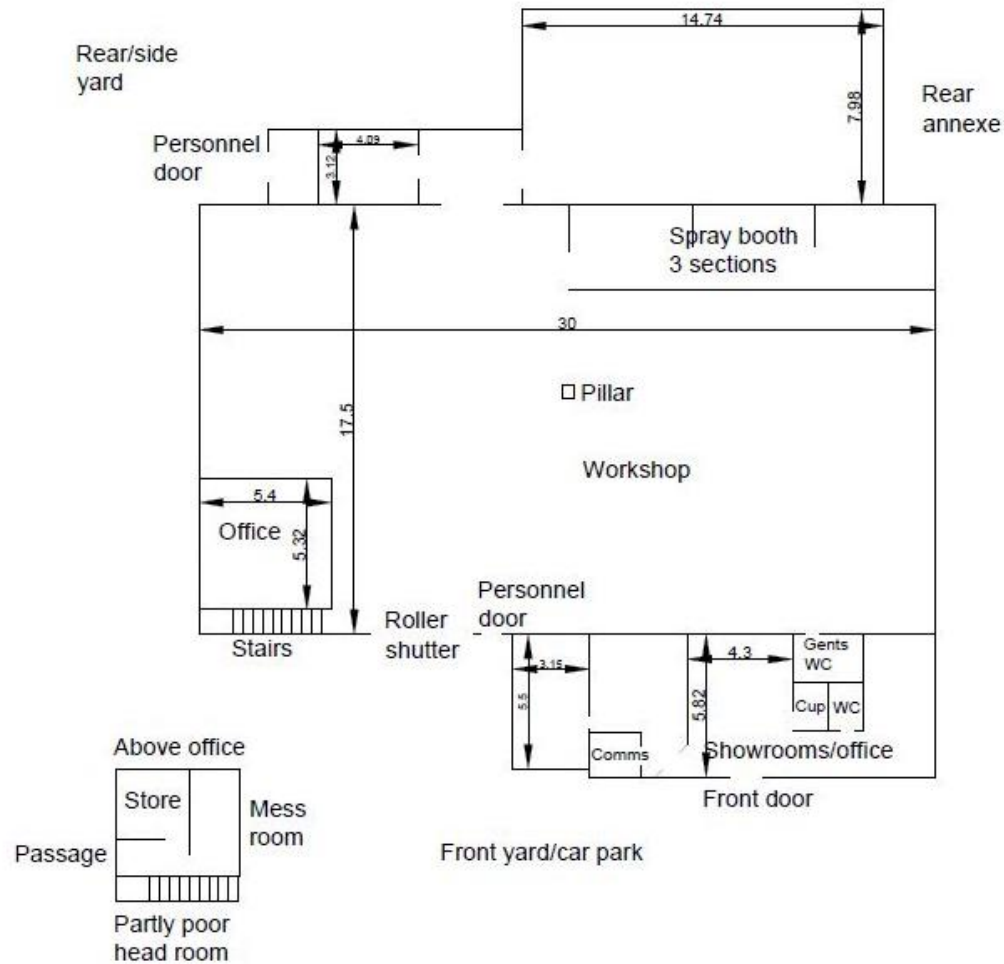
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Or

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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.

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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 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

£49,500 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:

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E: tom.Hancock@norsegroup.co.uk or

Izabela Wrobel:

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