

gth



INDUSTRIAL

**TO LET**

Units M1-7, Crown Industrial Estate, Venture Way, Taunton,  
Somerset, TA2 8QY

- Newly Refurbished Units Ready for Occupation
  - Only two units left M3 & M6
  - Private Secure Yard To Unit M6
  - 6m Minimum Eaves Height

**£41,500 Per Annum**

## 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.

## DESCRIPTION

Newly refurbished units, ranging from 3,625 sq ft. to 19, 741 sq ft. Industrial/Warehouse/Trade

Block M comprises 7 newly refurbished units. Each property will have warehouse, office space and WC facilities. Approx. eaves height of 6 metres. M6 has the benefit of a secure yard.

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

## ACCOMMODATION

Unit 1	3,606 Sq Ft	335 Sq M
Unit 2	3,888 Sq Ft	361.2 Sq M
Unit 3	3,878 Sq Ft	360.27 Sq M
Unit 4	3,625 Sq Ft	336.76 Sq M
Unit 5	3,685 Sq Ft	342.34 Sq M
Unit 6	19,741 Sq Ft	1,833.94 Sq M
Unit 7	19,942 Sq Ft	1,852.61 Sq M
Total	58365 Sq Ft	5422.12 Sq M

## BUSINESS RATES

The current rateable values are as follows:-

M1 - £26,500 per annum.

M2 - £26,250 per annum.

M3 & M4 - £27,000 per annum each.

M5 - £26,500 per annum.

M6 - £62,000 per annum.

## EPC

EPCs available on request.

## SERVICE CHARGE

A service charge will be levied for the upkeep and

maintenance of the common areas. Further details are available upon request.

## VAT

We have been advised that the units are registered for VAT therefore VAT will be applicable to both the rent and estate maintenance charge.

## LEGAL COSTS

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

## VIEWING

Strictly by appointment with sole agents:-

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## Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

**GREENSLADE TAYLOR HUNT**

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