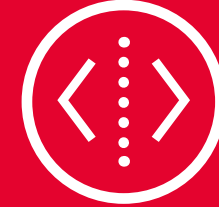


TRADE UNITS TO LET

4,312 - 10,588 ft²



ESTABLISHED
LOCATION



AVAILABLE
SEPARATELY OR
COMBINED



UNIT 4 RECENTLY
REFURBISHED



www.ipif.com/crownclose

INDUSTRIAL / WAREHOUSE / TRADE COUNTER

UNITS 3 & 4 CROWN CLOSE

CROWN INDUSTRIAL ESTATE, TAUNTON, TA2 8RX



UNITS 3 & 4 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.

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

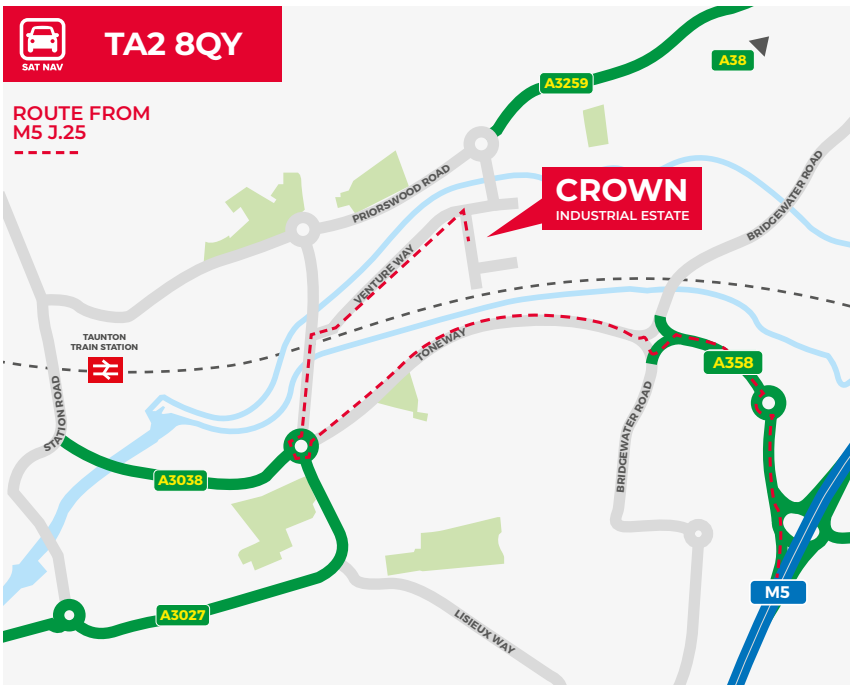
DESCRIPTION

The properties comprise two adjoining steel portal frame units under a double skin roof. The warehouses have a concrete floor, blockwork walls and minimum eaves height of approx. 4.85 metres. Each unit has a loading door, measuring 3.65m wide x 4.05m high for Unit 3 and 3.65m wide x 5m high for Unit 4.

There is ancillary office accommodation and WC facilities in each. There is mains gas, 3 phase power, water and drainage connected to each property.

Externally, there is a forecourt for parking & loading with each unit.

Unit 3 benefits from additional mezzanine storage space.



UNITS 3 & 4

CROWN CLOSE

CROWN INDUSTRIAL ESTATE, TAUNTON, TA2 8RX

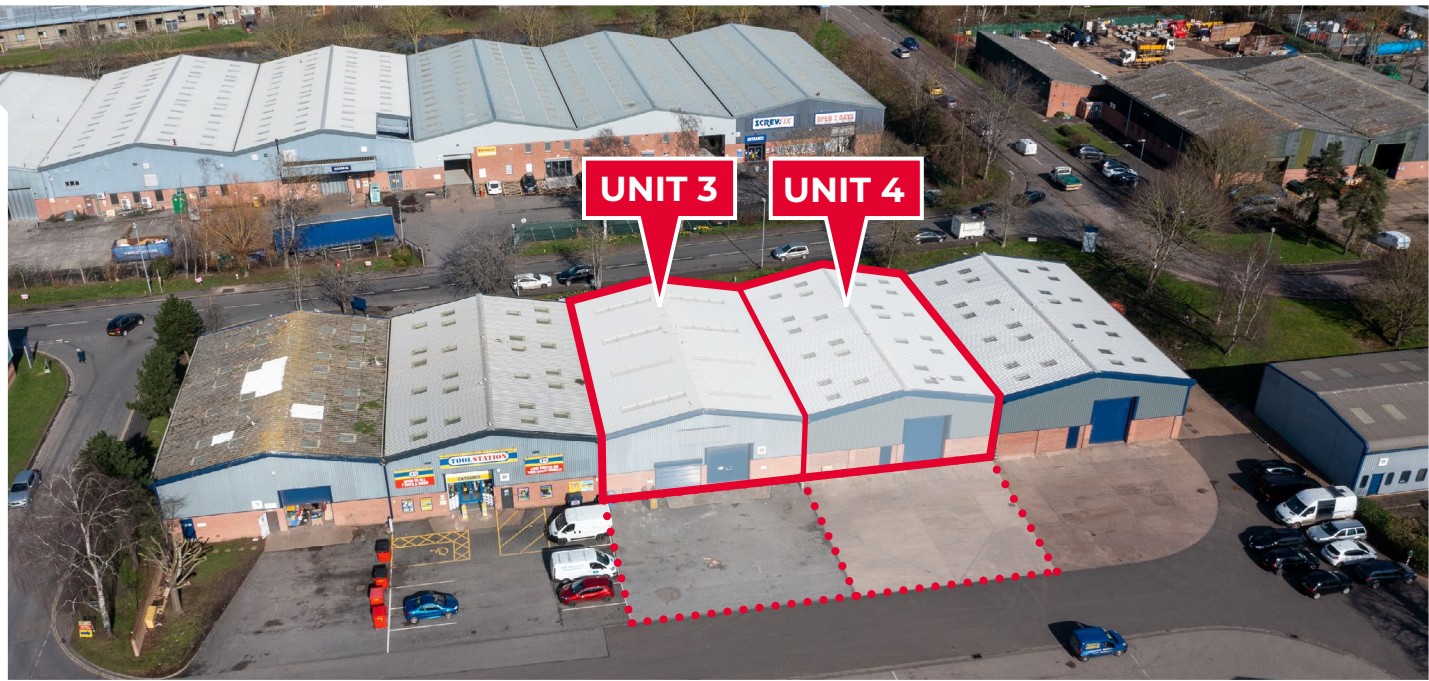
SPECIFICATION

- Level loading doors
- Minimum eaves height - 4.85m
- Separate pedestrian entrance
- 3 phase electricity
- WC facilities
- Trade entrance to the front
- Ancillary office space
- Loading access to the rear

ACCOMMODATION

UNIT 3	M ²	FT ²
Warehouse	398.2	4,287
Mezzanine	184.8	1,989
TOTAL (GIA Approx.)	583.0	6,276

UNIT 4	M ²	FT ²
Warehouse	349.7	3764
Office	50.9	548
TOTAL (GIA Approx.)	400.6	4,312



On behalf of the Landlord

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UNITS 3 & 4 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

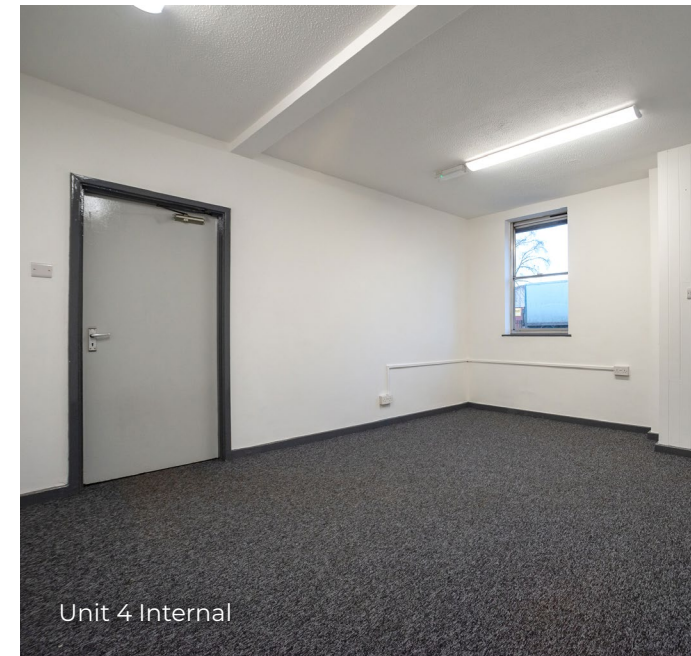
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

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

ENERGY PERFORMANCE RATING

EPCs available on request.



Unit 4 Internal



Unit 4 Internal

On behalf of the Landlord

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