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TO LET

Unit 4 Apple Business Centre, Frobisher Way

Taunton, Somerset, TA2 6BB

- Located close to the A358 and Junction 25 of the M5.
- A warehouse or workshop unit suitable for a variety of uses.
- Communal parking spaces with unloading area.
- Gross internal area of 953 sq ft to include a mezzanine level.

New lease by arrangement. Guide Rent: £6,000 per annum

Location

Located within an established commercial estate off Bindon Road, approximately 2 miles north-west of Taunton town centre.

Taunton is the county town of Somerset with a resident population of 65,000 and a catchment population of 350,000 and is the county's principle shopping and administrative centre.

Taunton is strategically located within half a mile of Junction 25 the M5 motorway, midway between Bristol and Exeter.

Description

A mid-terrace unit providing open plan warehouse or workshop area with roller shutter door access and WC at ground floor. The stairs rise to an open plan mezzanine level, which is restricted in an area.

The unit is accessed via a roller shutter door measuring 2.66m x 2.40m and pedestrian door. There is an unloading bay in front of the unit along with communal parking spaces directly opposite.

The unit is connected to mains electric (3 phase), water and drainage.

Floor Areas

We have measured the approximate gross internal floor areas to be as follows:-

Ground Floor	47.25 sq m	509 sq ft
Mezzanine Level	41.25 sq m	444 sq ft
Total	88.50 sq m	953 sq ft

Business Rates

We are advised by the Valuation Office that the premises' current rateable value is £4,650 pa.

Small Business relief of up to 100% is available to some occupiers with rateable values less than £15,000 pa. Interested parties should make their own enquiries with the local authority to ascertain the rates payable.

Energy Performance Certificate

The unit does not require an EPC as there is no heating in situ with a low energy demand.

Terms

The unit is available to let via a new full repairing and insuring lease for a term by arrangement at guide rent of £6,000 per annum.

Service Charge

The tenant will be required pay £556.41 plus VAT as a contribution towards the maintaining and repairing the communal areas and buildings insurance.

References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenants prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

VAT

We have been advised the premises are not currently registered for VAT and therefore VAT will not be payable on the rent and service charge.

Viewing

Strictly by appointment with sole agents:-

Zack Dennington and Joseph Hughes

Greenslade Taylor Hunt, 9 Hammet Street, Taunton, Somerset, TA1 1RZ

Telephone: 01823 334455.

Email: zack.dennington@gth.net / joseph.hughes@gth.net



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.