

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the page.

Industrial Unit

**To Let**

**Unit 1A, Red Hill Farm, Heale Lane  
Curry Rivel, Somerset, TA10 0PQ**

- Good communication links, within 10 miles of Junction 25 of the M5 motorway.
- Newly constructed industrial unit available now.
- Roller shutter door and allocated parking.
- Unit totalling 408.77 sq m / 4,400 sq ft.

**Guide rent of £30,000 per annum**

## Location

Red Hill Farm is located on Heale Lane, just off of the A387. Curry Rivel is a village and civil parish in Somerset, situated 6 miles west of Somerton and 10 miles east of Taunton in the South Somerset district. The parish has a population of 2,148.

## Description

Unit 1A is a steel portal framed building with low level concrete block elevations and insulated metal profiled steel cladding to the elevations and roof. The unit has a concrete floor, a roller shutter vehicular access door, three phase power and loading to the front with separate parking if required. The unit benefits from the following features:-

- Suitable for a number of uses under use class B8.
- Designated parking.
- Use of communal yard.
- Minimum eaves height of 5.31m.
- Roller shutter door and separate pedestrian access.
- Three phase power and mains water.
- Use of communal WC and kitchen facilities.

## Floor Areas

Having measured, we calculate the gross internal area to be as follows:-

|         |             |             |
|---------|-------------|-------------|
| Unit 1A | 408.77 sq m | 4,400 sq ft |
|---------|-------------|-------------|

## Business Rates

We have been advised the property will require a new business rates assessment.

## Energy Performance Certificate

There is currently no heating in the unit, therefore we have been advised that an EPC is not required.

## Terms

A new full repairing and insuring lease is available for a term by arrangement at £30,000 per annum.

## 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 are advised the property is registered for VAT, therefore VAT will be payable on the rent.

## Viewing

Strictly by appointment with sole agents:-

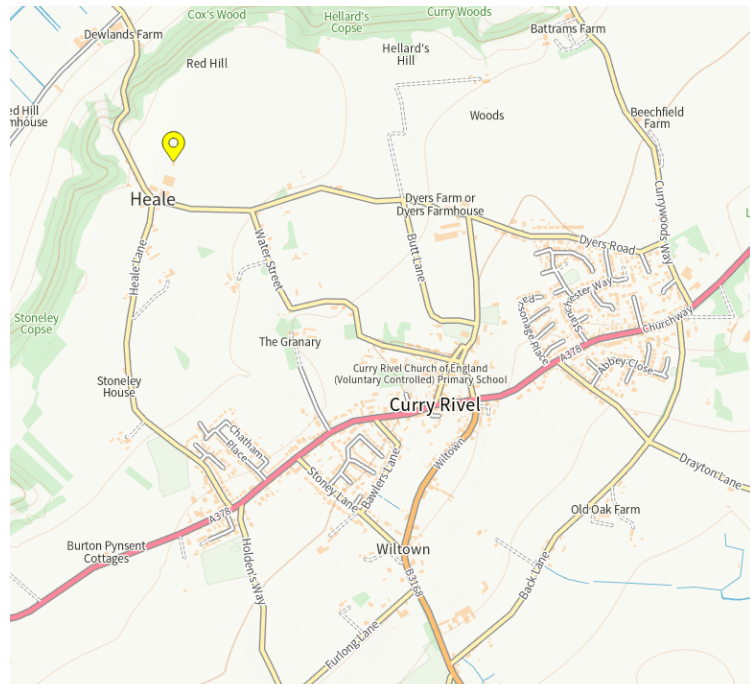
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## Important Notice

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.