

Location

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 of the M5 motorway, midway between Bristol and Exeter.

Description

Block M comprises of 7 newly refurbished units 5 of which are let. Each have warehouse office and wc facilities with glazed trade frontages. approx. minimum use height of 6 metres .

Substantially refurbished including new roofs, electric loading doors and quality office

M6 has the benefit of a sizable secure yard with palisade fencing.

Floor Areas

Unit M6 19,741 sq ft /1834.05 sq m

Business Rates

The current rateable value is £6200 per annum. All Interested parties can make enquires with the local authority

Energy Performance Certificate

The units are not currently assessed .

Service Charge

An estate maintenance /service charge will be levied for upkeep and maintenance of the common areas. Further details are available upon request.

Terms

A new full repairing and ensuring lease for term by arrangement is available at a guide rent of £165,000 per annum.

VAT

We are 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:-

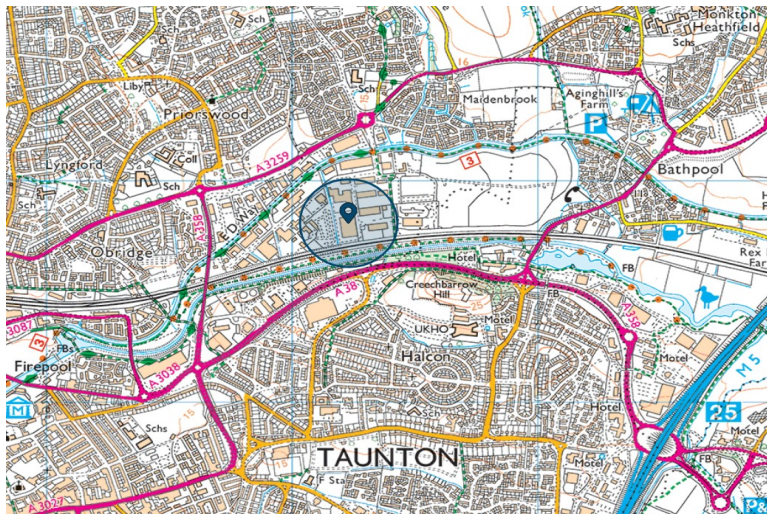
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Important Notice

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.