

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background.

Warehouse / Workshop

TO LET

**Units 8 & 9 Millfield Close, Millfield Industrial Estate,
Chard, Somerset TA20 2DJ**

- Located on a popular trading estate close to Chard's town centre.
- Suitable for storage and distribution or workshop uses.
- Two adjoining units creating an open plan unit with WCs and office.
- Total floor area of 208.19 sq m / 2,241 sq to include office and mezzanine.

New lease available by arrangement from £16,500 per annum

Location

The units are located on Millfield Close which is situated within Millfield Industrial Estate, the main industrial estate within Chard. Nearby occupiers include Numatic International, City Plumbing, C&D South West, GSF Car Parts and a number of independent businesses.

Chard is an expanding town with a resident population of 14,000 located on the A358 and A30 approximately 12 miles south east of the county town of Taunton.

The A303 trunk road linking Exeter to the south east of England is within a few minutes drive, Yeovil is 15 miles to the west and Junction 25 of the M5 motorway is some 10 miles to the north west.

Description

A pair of adjoining mid-terraced industrial units which are currently provided as one unit with the majority of the dividing wall having been removed.

The units are open plan with a WC in the corner of each with Unit 9 having the benefit of an office and mezzanine store. Access is provided via two pedestrian doors and two roller shutter doors measuring 3.50m x 4.00m. The units have a minimum eaves height of 4.75m.

The property is connected to mains electric (3-Phase), water and drainage.

Floor Areas

We have obtained the following gross internal floor areas:-

Ground Floor	192.32 sq m	2,070 sq ft
Mezzanine	15.87 sq m	171 sq ft
Total	208.19 sq m	2,241 sq ft

Business Rates

The units have an asset rating of £13,500. Relief is available to some occupiers where the rateable value is less than £15,000. Some occupiers will be eligible for 100% relief if classed as a small business.

Energy Performance Certificate

An EPC has been commissioned and will be available shortly.

Terms

A new full repairing and insuring lease is available for a term by arrangement at a rent of £16,500 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:-

Zack Dennington and Joseph Hughes

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.