



**Unit 10E Yard Ilton Business Park
Ilton
Somerset
TA19 9DU**

Commercial yard to let.

- **Good access to the A303 and M5 motorway at J25.**
- **Level rectangular yard.**
- **Services include water and drainage/sewerage.**
- **Ideal for storage.**

LOCATION

The Ilton Business Park is strategically placed for easy access on to the A303 via the A358 which also links to the M5 motorway at Junction 25 (Taunton) to the north, within 9 miles.

DESCRIPTION

A rectangular shaped yard at the established Ilton Business Park. The yard is level and is laid to asphalt with compacted road plainings.

Drainage/sewerage and water services are connected to the site with space to place a portacabin.

Located opposite the new units of 40, 42 and 43 to the rear of the industrial estate.

It should be noted that the yard is not fenced at this time and there is no electricity supply meaning the yard is ideal for storage.

BUSINESS RATES

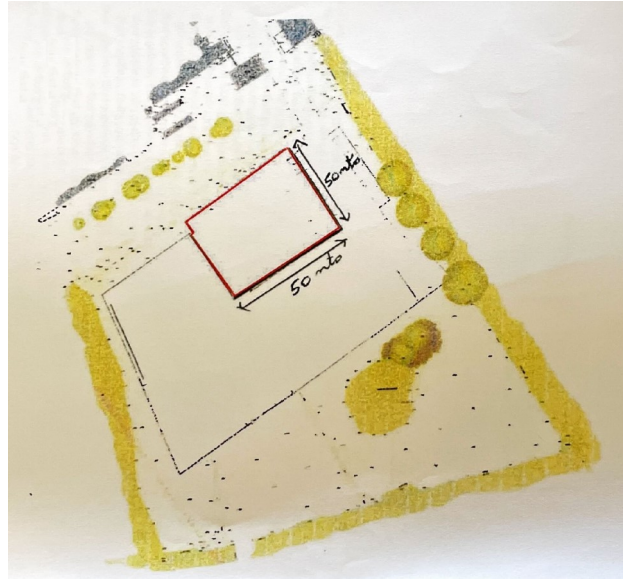
For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk.

EPC

EPC Exempt.

TENURE & RENTAL

The unit is available by way of a new lease on terms to be agreed at an opening rental of £22,500 per annum plus VAT.



LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

VIEWING

All viewings should be made through the sole agent, Carter Jonas

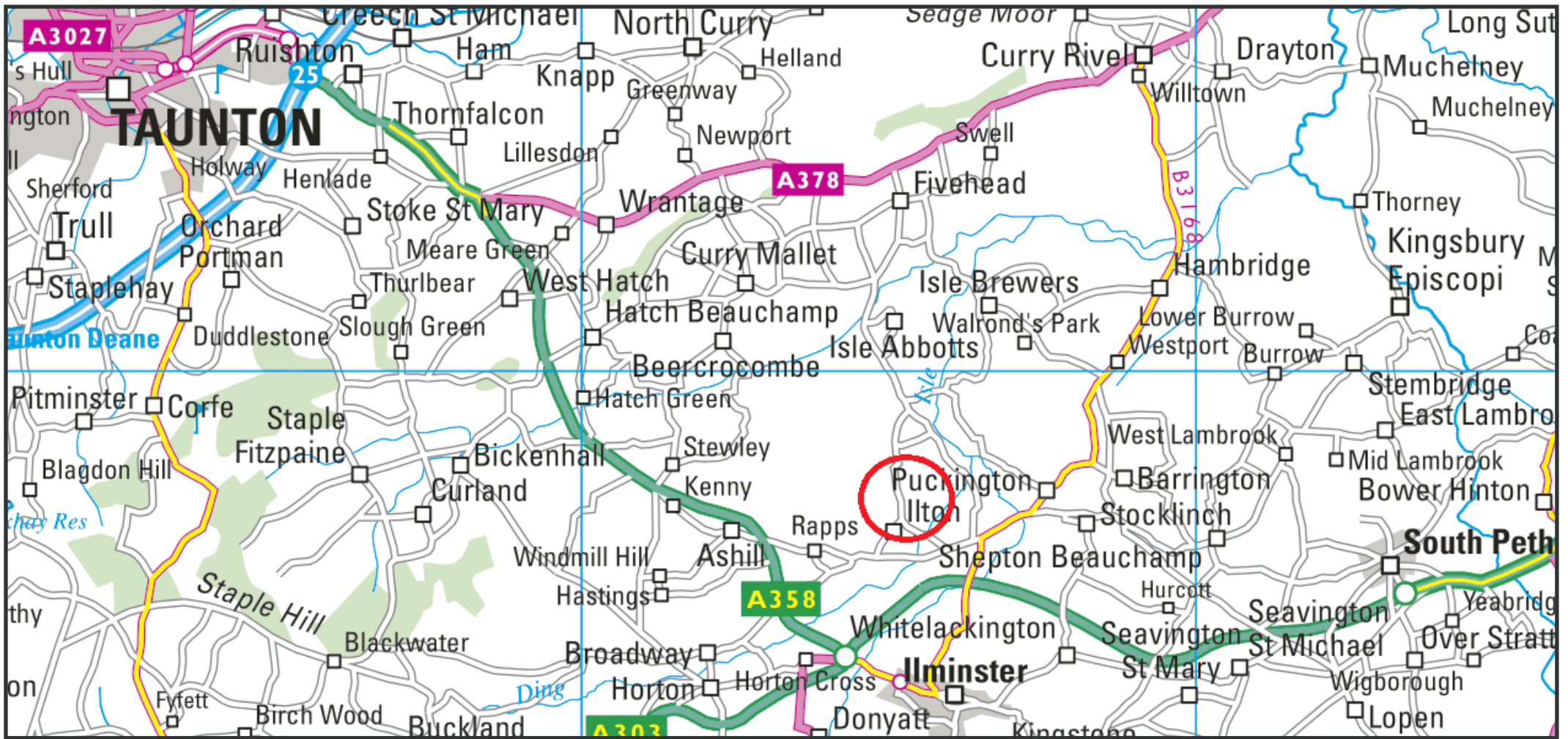
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SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

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IMPORTANT INFORMATION

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