



**Unit 6b Ilton Business Park  
Ilton  
Ilminster  
Somerset  
TA19 9DU**

## **Industrial unit to let**

- G.I.A of 137.87 sq m (1,484 sq ft) plus a mezzanine of 70.39 sq m (757 sq ft).
- Warehouse of 65.05 sq m (700 sq ft) plus office. Kitchenette and WC to be constructed.
- Parking outside to front for 8-12 vehicles in tandem.
- Good access to the A303 and M5 motorway at J25.

## 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

Steel portal framed industrial unit with electric roller shutter door with a width of 4.49m and a height of 4.84m. Warehouse of 12.39m x 5.25m with a minimum eave height of 7.25m and a maximum of 8.42m. LED lighting and 3-phase electricity.

Office of 5.08m x 5.00m with windows to front and side and electric heating.

Kitchenette and disabled WC facility to be constructed.

Outside concrete yard with parking for 8-12 vehicles in tandem.

## BUSINESS RATES

According to the valuation office website, the premises are assessed as follows:

Rateable value £9,100

For verification purposes, interest parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

## TENURE & RENTAL

The unit is available by way of a new lease on terms to be agreed at a quoting rent of £7,500 per annum plus VAT.

## EPC

EPC rating Awaited.

## ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

	Sq M	Sq Ft
Warehouse	65.05	700
Mezzanine	70.39	757
Office	25.4	273

## LEGAL COSTS

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

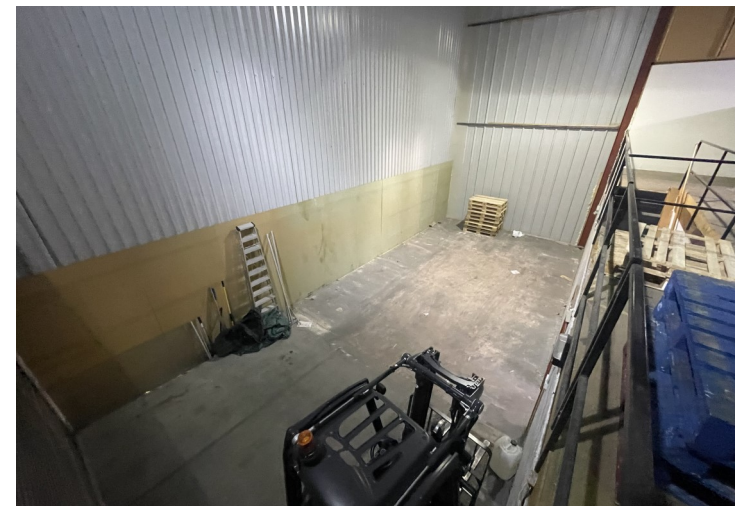
## VIEWING

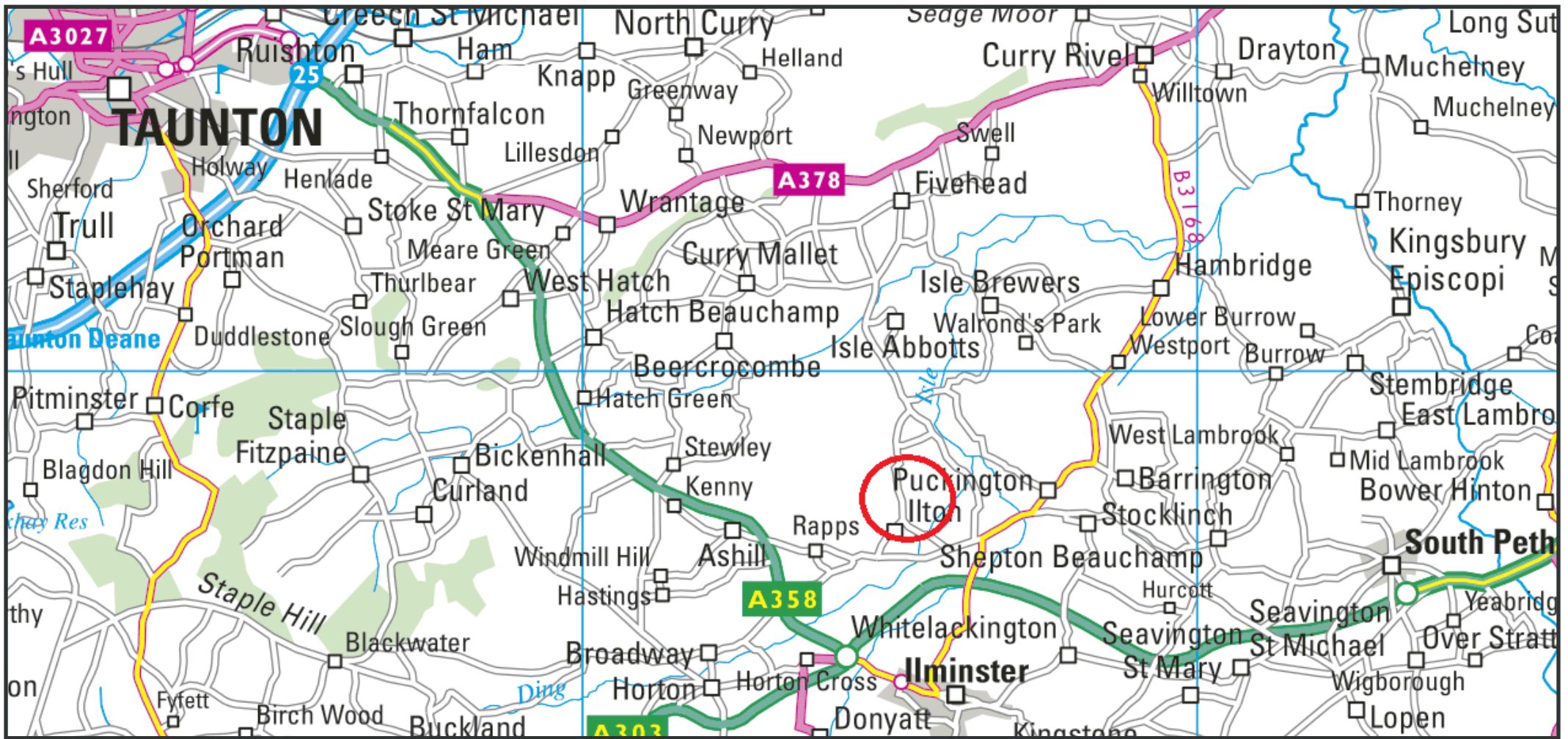
All viewings should be made through the sole agent, Carter Jonas:

T: 01823 428 590

M: 07968 216 596

E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk).





## FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

[carterjonas.co.uk](http://carterjonas.co.uk)

**Stephen Richards** MRICS

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## IMPORTANT INFORMATION

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