



**Units 3 & 4 Trafalgar House
Galmington Trading Estate
Taunton
TA1 5LY**

Mid-terrace industrial unit to let

**GIA of 247.59 sqm
(2,664 sq ft)**

- Concrete yard to front with parking for 5 vehicles.
- Rear yard with parking for additional 21-24 vehicles.
- Kitchen, WC facilities and office.
- Established trading estate location, 1 mile from town centre.

LOCATION

The industrial unit is located on Cornishway North in the popular trade counter location of Galmington Trading Estate.

Nearby occupiers include Topps Tiles, Screwfix and National Tyres. The unit has easy access onto the A38 Taunton to Wellington road which gives access to the M5 motorway at J25 (Taunton) and J26 (Wellington).

DESCRIPTION

Mid-terraced industrial unit with a GIA of 19.48m x 12.71m of brick and insulated profiled metal cladding to elevations and roof.

Warehouse with fluorescent lighting, concrete floor and electric roller shutter door with a width of 3.98m and a height of 2.92m. Minimum eaves height of 5.92m and a maximum eaves height of 6.73m. Two pedestrian doors lead into the office block and to the rear is a further electric roller shutter door with a width of 3.98m with a height of 2.92m, which gives access out onto the canopied area leading out onto the rear yard.

Outside there is a concrete yard to the front, white lined for parking of 5 vehicles which could be enclosed with fencing if required, subject to the necessary planning consent. Concrete ramped access up into the industrial unit. Side concrete ramp to a pedestrian door which leads into the office block.

Rear asphalt yard measuring 22.70m x 19.73m with parking for 21-24 vehicles, depending on the configuration, accessed through the industrial unit. The rear yard currently has a canopied area adjoining the industrial unit, with a concrete wash down bay, LED lighting and power.

Office block of 19.43m x 7.14m with metal security shutters and a suspended ceiling with inset LED lighting and air conditioning units. WC facilities including gents and ladies/disabled to front with white bathroom suites. The office block is mostly open plan measuring 14.77m x 7.15m with a cellular office of 4.87m x 3.18m.

To the rear of the office block is a welfare area.

Kitchen of 3.75m x 3.18m. Additional disabled WC facility. Corridor with built-in cupboards, power supply and comms cupboard. Door into warehouse and fire exit leading out onto rear yard.

There is potential to keep the existing office block section or remove it if required.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice the floor areas calculated are noted below:

	Sq m	Sq ft
Warehouse	248	2,669

LEGAL COSTS

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

TENURE & RENTAL

The industrial unit is available by way of a new lease on flexible terms to be agreed at a quoting rent of £32,000 per annum plus VAT.

VIEWING

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

T: 01823 428590 M: 07968 216596

E: Stephen.richards@carterjonas.co.uk

EPC

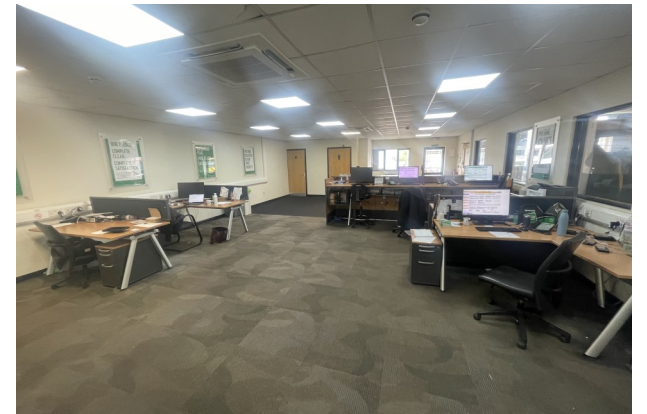
EPC rating of E.

BUSINESS RATES

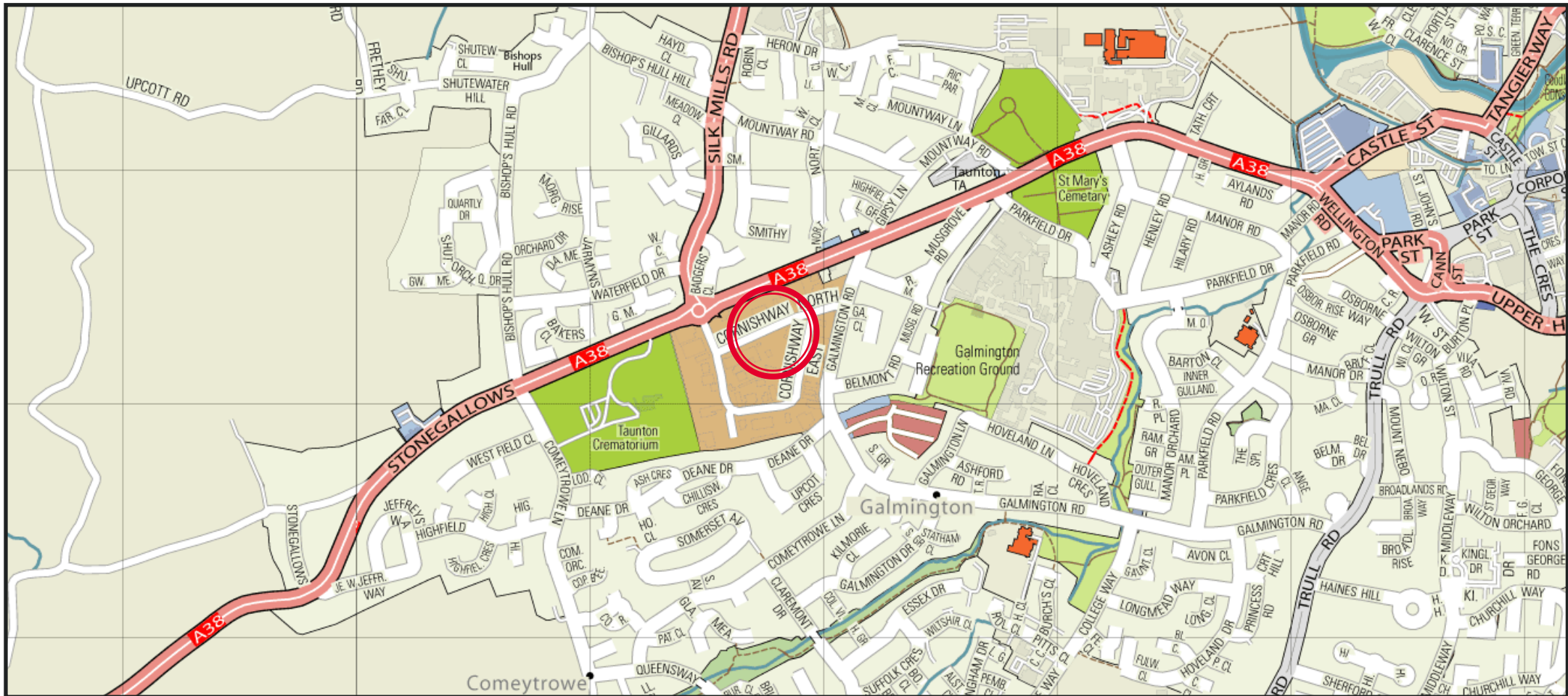
According to the Valuation Office website, the premises is assessed as follows:

Rateable Value: £22,000

Interested parties are advised to make their own enquiries at www.voa.gov.uk.



SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

Stephen Richards MRICS

M: 07968 216 596 | T: 01823 248 590

E: Stephen.richards@carterjonas.co.uk

Quad 4000, Blackbrook Park Ave, Taunton, Somerset, TA1 2PX

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Carter Jonas