

TO LET

1,932 ft²



TO BE
REFURBISHED



4.3M MINIMUM
EAVES HEIGHT



ESTABLISHED
LOCATION



All photos taken prior
to last tenancy.



www.crowntaunton.com

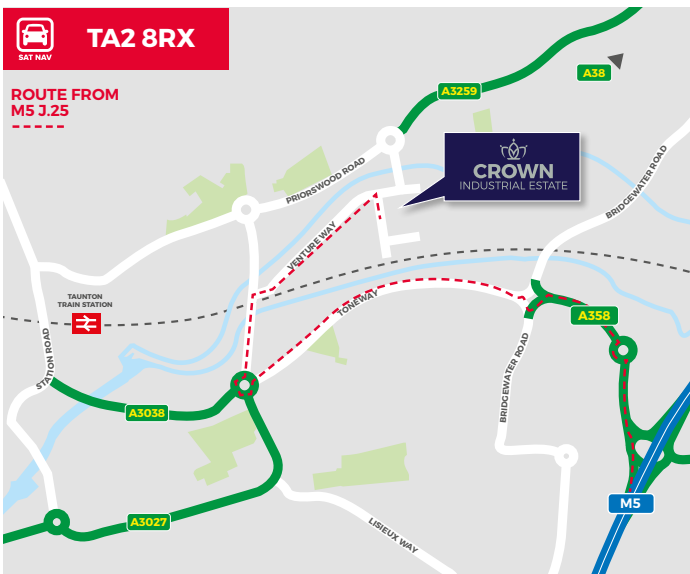
INDUSTRIAL / WAREHOUSE / TRADE COUNTER UNIT



CROWN
INDUSTRIAL ESTATE

UNIT 9
CROWN CLOSE, TAUNTON, TA2 8RX

IPIF



LOCATION

Crown Industrial Estate is located off the Priorswood Road, some two miles north east of Taunton Town Centre.

The industrial estate benefits from excellent transport links with Junction 25 of the M5 motorway approximately two miles to the south east via the A358. Other occupiers on the estate include Screwfix, Toolstation, Euro Car Parts, City Electrical Factors and Plumbase.

DESCRIPTION

Unit 9 comprises an end terrace unit of steel portal frame with an insulated steel-clad roof, loading door, LED lighting and 5 car parking spaces. It will be refurbished to a high standard to provide flexible and modern industrial accommodation.

ACCOMMODATION

Unit 9 comprises of the following gross internal areas (GIA):

UNIT 9	M ²	FT ²
Warehouse & Ancillary Office	179.5	1,932
TOTAL	179.5	1,932

LEASE TERMS

The property is available by way of a new full repairing and insuring lease.

BUSINESS RATES

To be reassessed. For rates payable, please contact the agents.

SERVICE CHARGE

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.



VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs available on request. To be reassessed post refurbishment.

On behalf of the Landlord

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