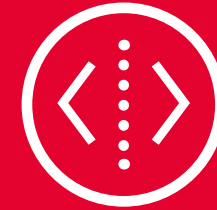


UNITS TO LET



ESTABLISHED
LOCATION



AVAILABLE SEPARATELY
OR COMBINED



EXCELLENT
ACCESS TO M5

A538

Howards



BRANDON-life

Nationwide Platforms



Keyline

Priorswood Road

Amphenol

Magnet



BENCHMARK
Kitchens and Joinery

PLUMBASE
PLUMBING & HEATING SUPPLIES

eurocell
All together better

CITY PLUMBING



NHS

Parts Alliance

UNITS
F2 & F3

Bradfords

CEF

SCREWFIX

Denmans

EURO
CAR PARTS

WILTS
electrical wholesalers

XPOLogistics

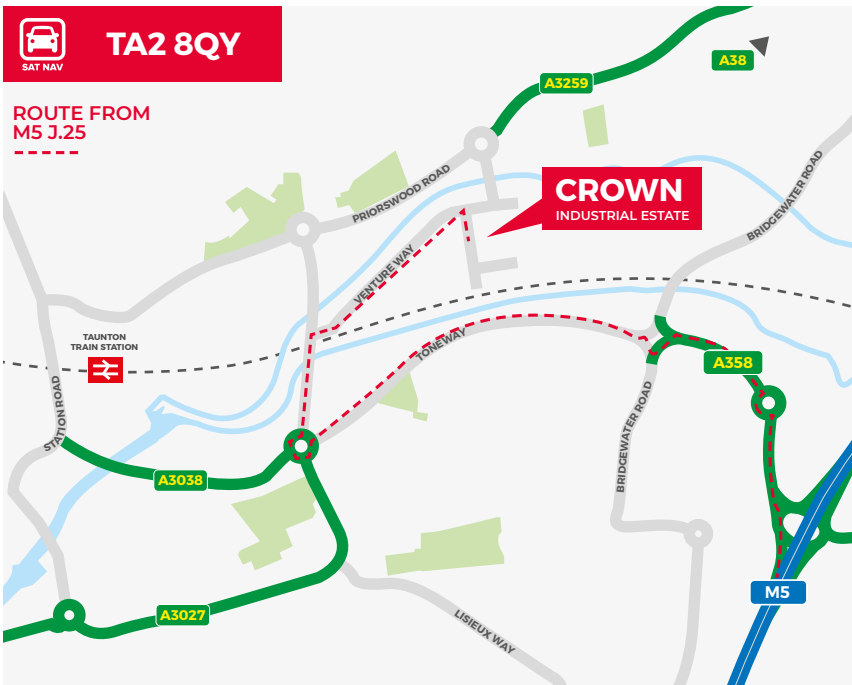
9,645 –
19,310 ft²

www.ipif.com/crownclose

INDUSTRIAL / WAREHOUSE / TRADE COUNTER

UNITS F2 & F3 CROWN CLOSE
CROWN INDUSTRIAL ESTATE, TAUNTON, TA2 8QY





UNITS F2 & F3 CROWN CLOSE

CROWN INDUSTRIAL ESTATE, TAUNTON, TA2 8QY

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 include Screwfix, DHL and City Electrical Factors.

DESTINATION	DISTANCE
London	165 miles
Bristol	49 miles
Bristol Airport	37 miles
M4/M5 Interchange	49 miles
Exeter	40 miles
Taunton Town Centre	2 miles
M5 J.25	3 miles

DESCRIPTION

The properties comprise two adjoining steel portal frame units under a double skin roof. The warehouse has a concrete floor, blockwork walls and an eaves height of approx. 5.6 metres. Each unit has a loading door measuring 3.9m wide x 5.2m high.

There is ancillary office accommodation and WC facilities. There is mains gas, 3 phase power, water and drainage connected to the property.

Externally, there is a forecourt for parking & loading.



UNITS F2 & F3 CROWN CLOSE

CROWN INDUSTRIAL ESTATE, TAUNTON, TA2 8QY

SPECIFICATION

The Units are currently under refurbishment.

- Level loading doors
- Eaves height - 5.6m
- Separate pedestrian entrance
- 3 phase electricity
- WC facilities
- Trade Entrance to the front
- Loading and parking to the front



AVAILABLE SEPARATELY
OR COMBINED



ACCOMMODATION

UNIT F2	M ²	FT ²
Industrial/Warehouse	818.22	8,807
Ground Floor Office	78.0	838
TOTAL (GIA Approx.)	896.22	9,645

UNIT F3	M ²	FT ²
Industrial/Warehouse	829.0	8,923
Ground Floor Office	68.88	742
TOTAL (GIA Approx.)	897.88	9,665

UNIT F2 & F3 COMBINED	M ²	FT ²
UNIT F2	896.22	9,645
UNIT F3	897.88	9,665
TOTAL (GIA Approx.)	1,794.10	19,310

UNITS F2 & F3 CROWN CLOSE

CROWN INDUSTRIAL
ESTATE, TAUNTON, TA2 8QY

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

EPC D – 99



On behalf of the Landlord

IPIF
0800 804 8600
www.ipif.com

Aaron Burns
aaron.burns@ipif.co.uk

gth
gth.net
Greenslade Taylor Hunt
01823 334455

Duncan Brown
duncan.brown@gth.net

Joseph Hughes
joseph.hughes@gth.net

JLL
0117 927 6691
0139 242 3696
jll.co.uk/property

Henry De Teissier
henry.de.teissier@eu.jll.com

Kye Daniel
kye.daniel@eu.jll.com