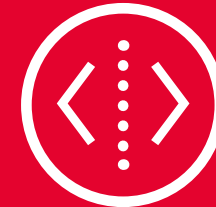


# UNITS TO LET

## 10,947 - 32,218 ft<sup>2</sup>



FULLY  
REFURBISHED



AVAILABLE  
SEPARATELY OR  
COMBINED



SECURE  
YARD



[www.crowntaunton.com](http://www.crowntaunton.com)

INDUSTRIAL / WAREHOUSE / TRADE COUNTER UNITS

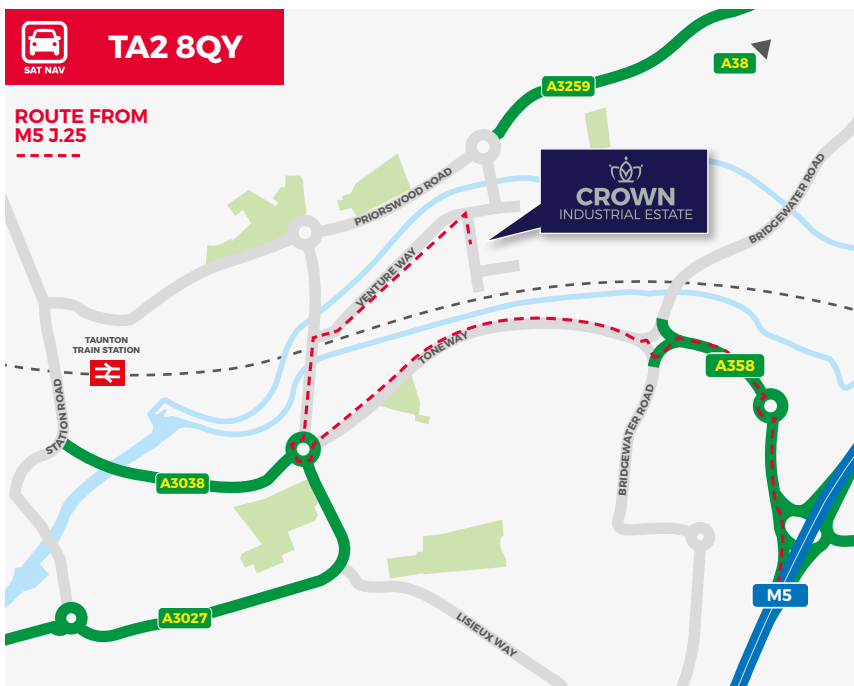


**CROWN**  
INDUSTRIAL ESTATE

**UNITS E1/E2**  
VENTURE WAY, TAUNTON, TA2 8QY

**IPIF**





# CROWN INDUSTRIAL ESTATE

## UNITS E1/E2, VENTURE WAY, 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 on the estate include Screwfix, Toolstation, Euro Car Parts, City Electrical Factors and Plumbase.

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	2 miles

### DESCRIPTION

The properties comprise two adjoining steel portal frame units which have been comprehensively refurbished. The warehouse has a concrete floor, blockwork walls and an eaves height of approx. 5.75 metres. There are two loading doors measuring 3.65m wide x 4.4m high.

The property benefits from modern ancillary office accommodation and WC facilities.

There is mains gas, 3 phase power, water and drainage connected to the property.

Externally the units benefit from a self-contained yard.





# CROWN

## INDUSTRIAL ESTATE

### UNITS E1/E2, VENTURE WAY, TAUNTON, TA2 8QY

#### SPECIFICATION

- Each unit benefits from one electrically operated loading door
- Minimum eaves height 5.75m
- 3 phase electricity
- WC facilities
- Can be offered with a secure, self-contained yard
- Fully refurbished office accommodation

#### ACCOMMODATION

Available accommodation comprises of the following Gross Internal Areas:

E1	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	849.1	9,140
Ground/First Floor Offices	167.9	1,807
<b>TOTAL (GIA Approx.)</b>	<b>1,017.0</b>	<b>10,947</b>

E2	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	1,678.4	18,066
Ground/First Floor Offices	297.7	3,205
<b>TOTAL (GIA Approx.)</b>	<b>1,976.1</b>	<b>21,271</b>



#### CROWN INDUSTRIAL ESTATE TRADE OCCUPIERS:







# CROWN

## INDUSTRIAL ESTATE

### UNITS E1/E2, VENTURE WAY, TAUNTON, TA2 8QY

#### LEASE TERMS

The properties are available by way of new full repairing and insuring leases.

#### 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.



On behalf of the Landlord

**IPIF**  
0800 804 8600  
www.ipif.com

**Aaron Burns**  
aaron.burns@ipif.co.uk

**gth**  
01823 334455

**Duncan Brown**  
duncan.brown@gth.net

**Joseph Hughes**  
joseph.hughes@gth.net

**Zack Dennington**  
zack.dennington@gth.net

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

**Sophie Parsons**  
sophie.parsons@jll.com

**Katie Purrington**  
katie.purrington@jll.com