

# Unit F2 Venture Way, Crown Industrial Estate, Taunton TA2 8RX



Warehouse To Let

Circa. 19,444 sq ft (1,806 sq m) and 5.7 m eaves

RENT £140,000 pa



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## LOCATION

Located centrally on the Crown Industrial Estate to the northeast of the town. With M5 motorway access off both J25 and J24 at Bridgwater. Adjacent to Screwfix.

## PROPERTY

- F2/3 is a fully refurbished mid terrace warehouse
- 2 goods loading doors, a reception and office
- Car parking to the front
- 3 phase supply
- Trade entrance

## SIZE (Approx. Gross internal)

- Depth circa 42 m Width circa 43 m
- Approx. GIA 1,806 sq m / 19,444 sq ft
- Eaves approx. 5.66 m

## TENURE AND RENT

Available by way of an Assignment or Sub Let at the passing rent of £140,000 pa Excl.

## EPC

Band C

## RATES

RV £62,000

## VAT

The property has been elected for VAT

## CONTACT

For further information please contact Chesters Harcourt :

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