



Unit 4, Drakes Business Centre, Taunton, TA3 5ER

Modern warehouse with extensive yard parking

Summary

Tenure	To Let
Available Size	3,522 sq ft / 327.20 sq m
Rent	£31,500 per annum
Service Charge	There is a small service charge details of which are available upon application.
Business Rates	Business rates payable by the Tenant.
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Key Points

- Portal frame construction
- Roller shutter door
- Highly accessible transport links
- Option for additional open storage / yard space

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Rent	£31,500 per annum
Business Rates	Business rates payable by the Tenant.
Service Charge	There is a small service charge details of which are available upon application.
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Upon Enquiry
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

The property comprises a modern storage/industrial warehouse premises with roller shutter door and pedestrian access. Externally, there is allocated parking. If you require external storage please contact us for a discussion of your needs.

Location

Located on Creech Heathfield Road close to the junction of the A38 and A361 on the north eastern edge of Taunton. Taunton is the county town and administrative centre for Somerset. It is located midway between Bristol and Exeter with excellent access to the M5 and A303.

Viewings

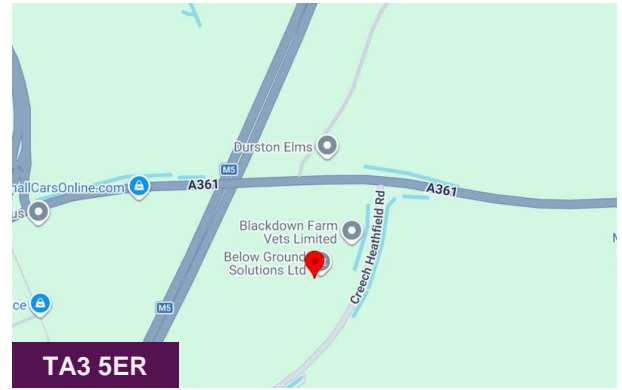
For further information please contact the sole agents Chesters Harcourt.

Fixtures and Fittings

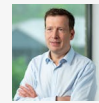
All fixtures and fittings are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the owners nor their agents give any warranty as to their condition.

References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.



Viewing & Further Information



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