



- To be fully refurbished
- Within two miles of junction 25 of the M5
- Popular established industrial estate
- Versatile units suitable for a number of uses

Photo enhanced image showing new colour scheme.

UNITS 6/7 TO LET

WAREHOUSE/INDUSTRIAL UNITS

From 960 to 2,885 ft² (89 to 264 m²)

CROWN
INDUSTRIALESTATE.CO.UK
Taunton, TA2 8RX

Location

The units are located on Crown Close within the Crown Industrial Estate off the A3259 Priorswood Road, some two miles north east of Taunton Town Centre. Junction 25 of the M5 is approximately two miles to the south east via the A361 M5 link road. Other local occupiers include Andrew Page, Euro Car Parts, Screwfix, CEF and Wilts.

Description

Unit 6 occupies an end of terrace and unit 7 a mid-terrace position. They comprise steel portal frame single storey light industrial/warehouse that were constructed in the 1980's. The floor is of a concrete construction with an internal eaves height of 4.8 metres (16ft). To the front of the premises are offices areas and WC facilities. The warehouse is accessed via a full height paneled up and over loading door of 3m (10ft) wide and 4.25m (14ft) high.

Accommodation

The areas are measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Basis (GIA).

UNIT	FT ²	M ²	EPC
6	1,925	175	E112
7	960	89	
Total	2,885	264	

Amenities

- Eaves height approximately 4.8 metres
- Concrete floor
- Paneled up and over loading doors 3m wide and 4.25m high
- Trade counter potential
- Allocated car parking spaces



TA2 8RX

Lease Terms

The unit is available on new flexible lease on a Full Repairing and Insuring basis with terms to be agreed.

Service Charge

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

Business Rates

For verification of the current business rates, interested parties are advised to contact the local authority.

Legal Costs

Each party is responsible for their own legal costs.

VAT

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

Viewing

Viewing and further information is strictly by prior appointment through the sole agent:



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Maps not to scale - indicative only

