NEW DEVELOPMENT
AVAILABLE Q2 2018
UNITS FROM 5,000 - 29,900 ft²

CROWN INDUSTRIAL ESTATE
PRIORSWOOD ROAD, TAUNTON, TA2 8RX
HIGH SPECIFICATION NEW BUILD INDUSTRIAL / WAREHOUSE UNITS

- Level loading door
- Eaves height - 6m
- Separate pedestrian entrance
- 3 phase electricity
- 30 kN per m² floor loading
- WC facilities
- Loading and parking to the front

ACCOMMODATION

<table>
<thead>
<tr>
<th>UNIT</th>
<th>AREA</th>
<th>M²</th>
<th>FT²</th>
<th>EPC</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Warehouse</td>
<td>989.4</td>
<td>10,650</td>
<td>TBC</td>
</tr>
<tr>
<td></td>
<td>First Floor</td>
<td>102.2</td>
<td>1,100</td>
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<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>1,091.6</strong></td>
<td><strong>11,750</strong></td>
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<tr>
<td>B</td>
<td>Warehouse</td>
<td>494.7</td>
<td>5,325</td>
<td>TBC</td>
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<tr>
<td></td>
<td>First Floor</td>
<td>48.7</td>
<td>525</td>
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<td><strong>Total</strong></td>
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<td><strong>5,850</strong></td>
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<td>Warehouse</td>
<td>425</td>
<td>4,575</td>
<td>TBC</td>
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<td>First Floor</td>
<td>39.4</td>
<td>425</td>
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<td><strong>Total</strong></td>
<td><strong>464.4</strong></td>
<td><strong>5,000</strong></td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>Warehouse</td>
<td>622.4</td>
<td>6,700</td>
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<td>First Floor</td>
<td>55.7</td>
<td>600</td>
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<td><strong>Total</strong></td>
<td><strong>678.1</strong></td>
<td><strong>7,300</strong></td>
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</tbody>
</table>

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

- Howards
- KIA
- BRANDON
- Keyline
- Magnet
- BENCHMARK
- eurocell
- CLUMBASE
- CITY PLUMBING
- Denmans
- WILTS
- Amphenol
- Screwfix
- SCRAPP
- Parts Alliance
- Broadline
- EURO LOADER
LOCATION

The units are located on Crown Close on the Crown Industrial Estate 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.

TRAVEL DISTANCES

- London: 165 miles
- Bristol: 49 miles
- Bristol Airport: 37 miles
- Exeter: 40 miles
- Taunton Town Centre: 2 miles
- Taunton Train Station: 2.3 miles

LEASE TERMS

The units are available on new full repairing and insuring leases.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is 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.

VIEWING

Strictly by prior arrangement with the joint sole agents.

On behalf of the Landlord

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