

# NEW DEVELOPMENT AVAILABLE Q2 2018

UNITS FROM 5,000 - 29,900 ft<sup>2</sup>



**CROWN INDUSTRIAL ESTATE**  
PRIORSWOOD ROAD, TAUNTON, TA2 8RX

**IPIF**   
**TRADE**



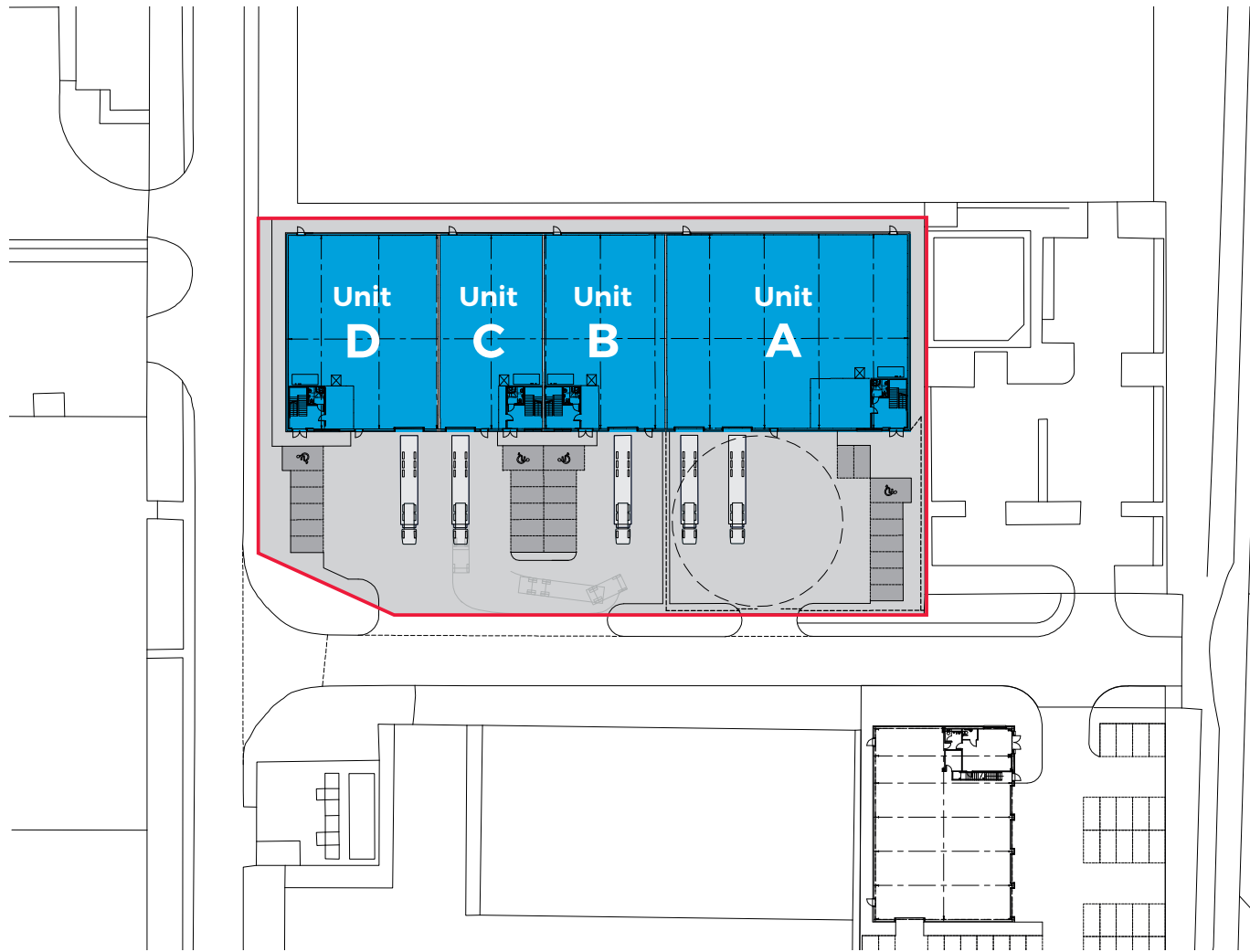
# HIGH SPECIFICATION NEW BUILD INDUSTRIAL / WAREHOUSE UNITS

- Level loading door
- Eaves height - 6m
- Separate pedestrian entrance
- 3 phase electricity
- 30 kN per m<sup>2</sup> floor loading
- WC facilities
- Loading and parking to the front

## ACCOMMODATION

| UNIT | AREA         | M <sup>2</sup> | FT <sup>2</sup> | EPC |
|------|--------------|----------------|-----------------|-----|
| A    | Warehouse    | 989.4          | 10,650          | TBC |
|      | First Floor  | 102.2          | 1,100           |     |
|      | <b>Total</b> | <b>1,091.6</b> | <b>11,750</b>   |     |
| B    | Warehouse    | 494.7          | 5,325           | TBC |
|      | First Floor  | 48.7           | 525             |     |
|      | <b>Total</b> | <b>543.4</b>   | <b>5,850</b>    |     |
| C    | Warehouse    | 425            | 4,575           | TBC |
|      | First Floor  | 39.4           | 425             |     |
|      | <b>Total</b> | <b>464.4</b>   | <b>5,000</b>    |     |
| D    | Warehouse    | 622.4          | 6,700           | TBC |
|      | First Floor  | 55.7           | 600             |     |
|      | <b>Total</b> | <b>678.1</b>   | <b>7,300</b>    |     |

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





# LOCAL TRADE OCCUPIERS INCLUDE

Howards



BRANDON

Nationwide Platforms



Keyline

Amphenol

Magnet



BENCHMARK  
Kitchens and Joinery

PLUMBASE  
Plumbers & Heating Services

CITY PLUMBING

SCREWFIX

eurocell  
All together better

CE F

Parts Alliance

Bradfords

PLUMB CENTER  
PARTS CENTERS

Denmans

EURO  
CAR PARTS

WILT'S  
electrical wholesalers





## 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  
M4/M5 Interchange - 49 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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