

CROWN INDUSTRIAL ESTATE PRIORSWOOD ROAD, TAUNTON, TA2 8RX



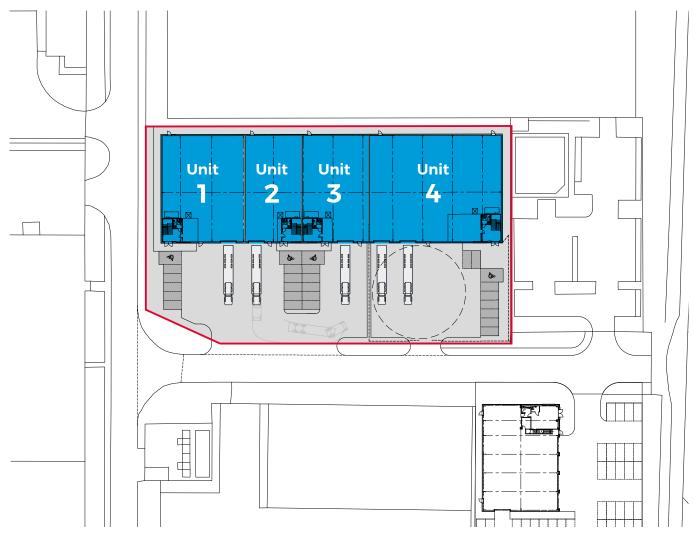
HIGH SPECIFICATION NEW BUILD INDUSTRIAL/ WAREHOUSE UNITS

- 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

PLOT L2	UNIT	AREA	M²	FT ²	EPC
	1	Warehouse	668	7,190	TBC
		First Floor	87	936	
		Total	755	8,126	
	2	Warehouse	450	4,844	TBC
		First Floor	54	581	
		Total	504	5,425	
	3	Warehouse	530	5,705	TBC
		First Floor	63	678	
		Total	593	6,383	
	4	Warehouse	1,060	11,410	TBC
		First Floor	117	1,259	
		Total	1,177	12,669	

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









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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