



**Unit 2 Greenacres
Charlton Road
Creech Heathfield
Taunton, Somerset
TA3 5PE**

**Detached industrial unit in
a rural location close to
Taunton**

- **G.I.A of 75.14 Sq M (809 Sq Ft).**
- **Yard area to side and front with parking for 3/4 vehicles.**
- **Roller shutter door, WC and kitchenette facilities.**
- **Located in a rural setting on the edge of the village.**

LOCATION

Unit 2 Greenacres is located in Charlton Road which is just outside the village of Creech Heathfield on a no-through road.

The industrial unit is 5 miles from Taunton town centre and has easy access onto the A38 Taunton to Glastonbury road plus access to J25 of the M5 motorway within 3.75 miles or J24 (6 miles) at Bridgewater.

VIEWING

All viewings should be made through the sole agent, Carter Jonas:

T: 01823 428 590

M: 07968 216 596

E: Stephen.richards@carterjonas.co.uk

BUSINESS RATES

According to the Valuation Office website, the unit has been assessed as the following:

Rateable Value: £4,100

For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk.

LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

DESCRIPTION

Detached industrial unit with concrete floor, LED lighting, single phase electricity, kitchenette with stainless steel sink unit, WC facilities and profile metal clad roof with skylights providing good natural light. Minimum eave height of 2.76m and a maximum of 4.22m.

Manual roller shutter door with a width of 3.15m and height of 2.45m.

Side concrete yard outside for parking and storage with a length of 13.94m and a width of 3.85m.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

	Sq M	Sq Ft
Warehouse	75.14	809
WC facility		
Kitchenette		

TENURE & RENTAL

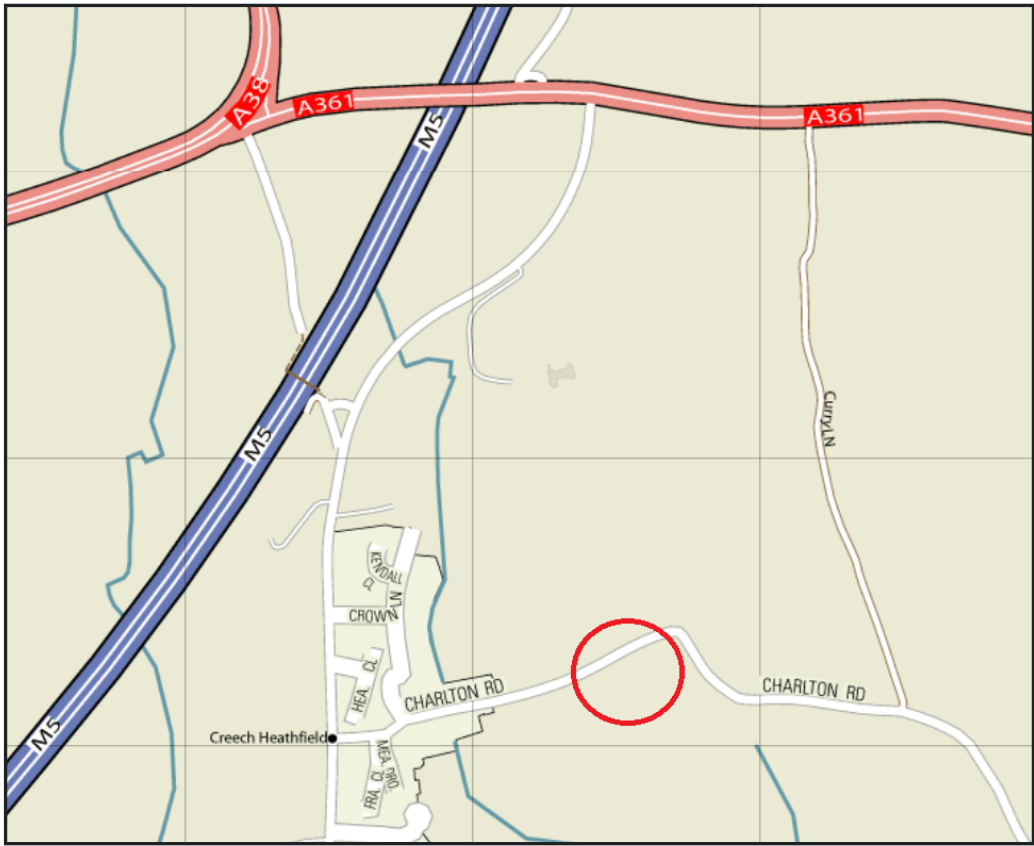
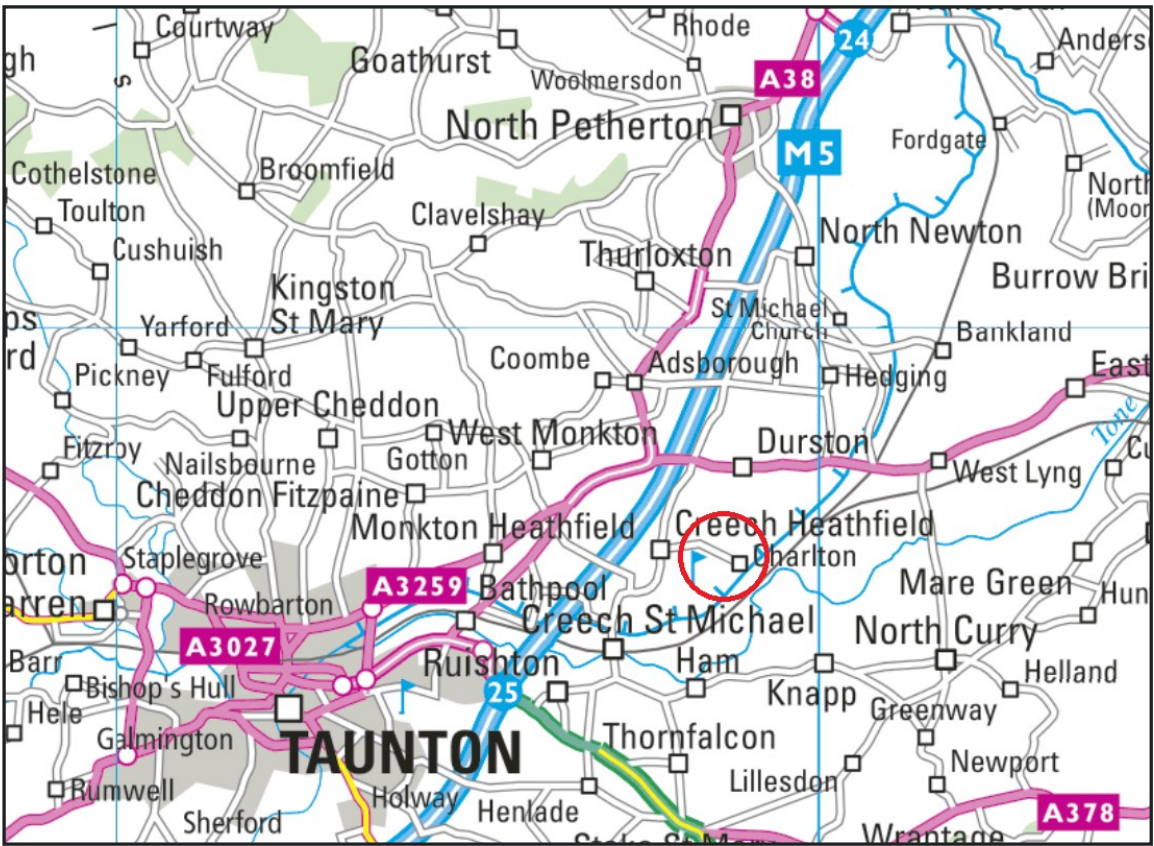
New full repairing and insuring lease on flexible terms to be agreed at a quoting rent of £6,500 per annum.

EPC

Exempt because the property is an unheated warehouse.



SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

Stephen Richards MRICS

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IMPORTANT INFORMATION

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