



**Unit 10b Ilton Business Park
Ilton
Ilminster
Somerset
TA19 9DU**

**G.I.A of 312.74 Sqm
(3,365 Sqft)**

- End-terrace industrial unit to let.
- Warehouse and first floor mezzanine of 49.60 Sqm (534 Sqft).
- Concrete yard to rear with parking for 25-30 vehicles.
- Good access to the A303 and M5 motorway at J25.

LOCATION

The Ilton Business Park is strategically placed for easy access on to the A303 via the A358 which also links to the M5 motorway at Junction 25 (Taunton), to the north, within 9 miles.

DESCRIPTION

The industrial unit has a gross internal area of 24.96 m x 12.53m with a metal mezzanine of 10.76m x 4.61m.

The unit has a maximum eave height of 8.53m and minimum of 5.59m. Three phase electricity, WC facilities, LED strip lighting, Powmatic warm air blower and skylight providing good natural light. Two roller shutter doors to front with a width of 3.81m and a height of 5.36m plus a UPVC double glazed pedestrian entrance door.

Electric roller shutter to rear giving access to the rear concrete yard.

Next to the electric roller shutter door is a canopy area plus double metal pedestrian access doors leading out onto the concrete yard.

Outside concrete yard to front for access plus a rear concrete yard with gated access to the side of the building and enclosed by palisade fencing with parking for 20-25 vehicles.

VIEWING

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

T: 01823 428590

M: 07968 216596

E: Stephen.richards@carterjonas.co.uk

TENURE & RENTAL

The unit is available by way of a new lease on flexible terms to be agreed at a quoting rent of £18,000 per annum plus VAT.

EPC

EPC rating: D

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice the floor areas calculated are noted below:

	Sqm	Sqft
Warehouse	312.74	3,365
Mezzanine	49.60	534

LEGAL COSTS

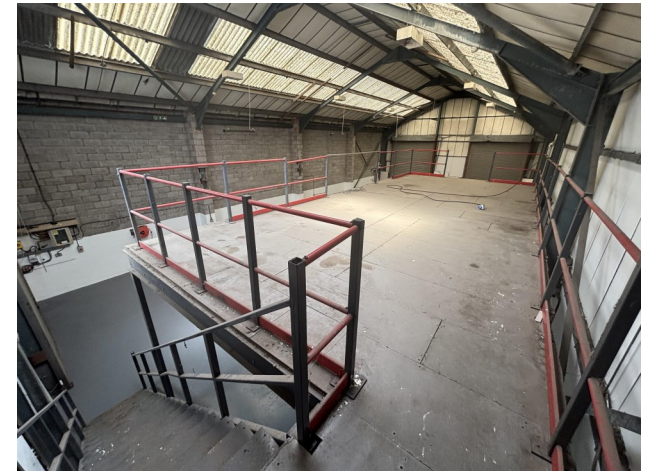
Each party to bear their own legal costs throughout the transaction.

BUSINESS RATES

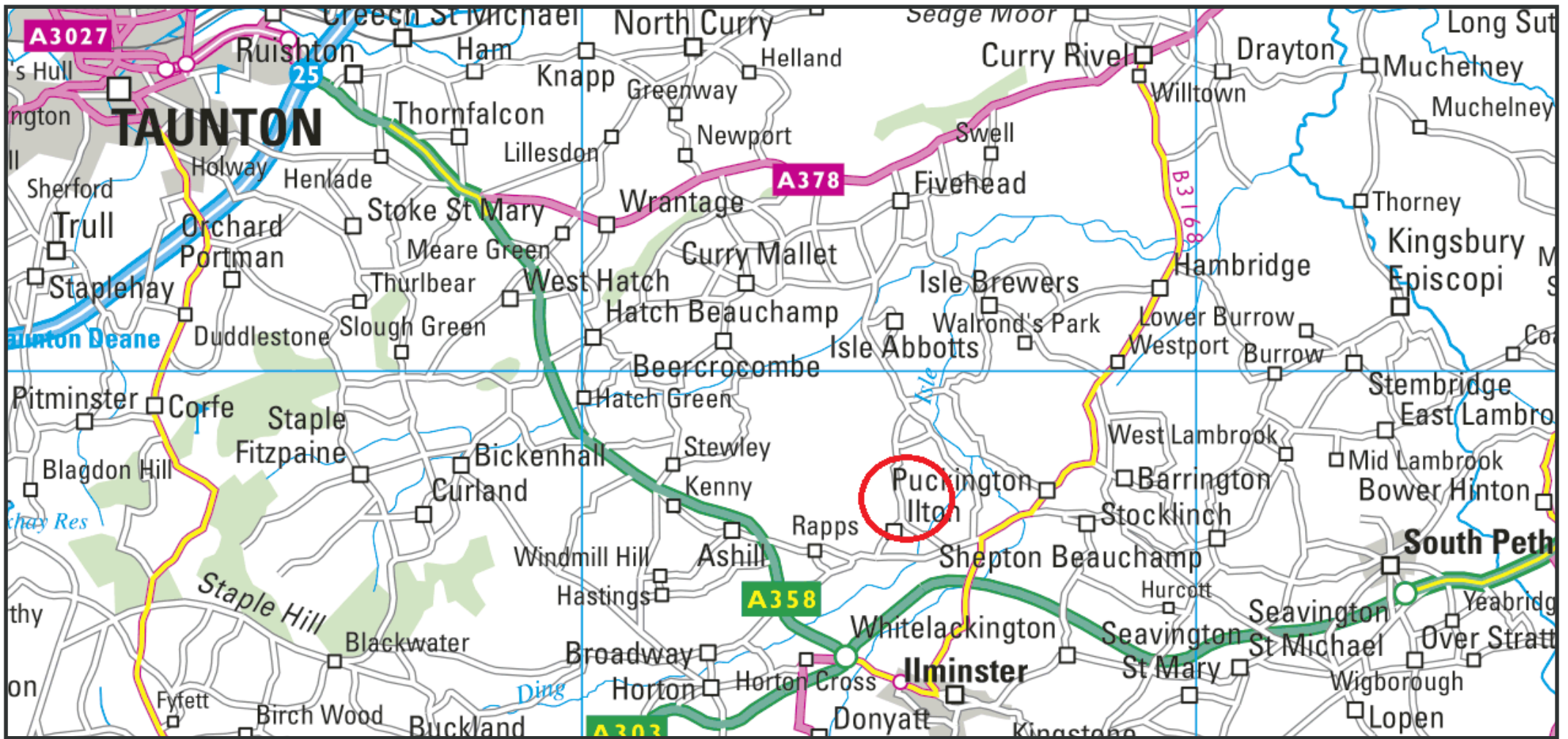
According to the Valuation Office website the premises are assessed as the following:

Rateable Value: £11,750 plus the yard of £8,800

For verification purposes, interest parties are advised to make their own enquiries.



SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

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IMPORTANT INFORMATION

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