

# TO LET

# Carter Jonas



**Units 1a and 1b**  
**Walford Cross Industrial Estate**  
**Taunton**  
**Somerset**  
**TA2 8QP**

## Industrial units to let

**1a: G.I.A 341.95 Sqm (3,669 Sq Ft)**

**1b: GIA 1,009.04 Sqm (10,857 Sq Ft)**

- Excellent access to M5 Motorway at J25 and J24.
- Established location with access onto A38.
- Located between Taunton & Bridgwater.
- Two industrial units available as a whole or separately.

## LOCATION

Walford Cross Industrial Estate is located between Taunton and North Petherton at the junction of the A38 Taunton to Bridgwater Road and the A361 to Street/Glastonbury.

Taunton, the county town of Somerset is 3 miles to the South West with access to the M5 motorway at J25. J24 of the M5 motorway south of Bridgwater is easily accessible via the A38.

## DESCRIPTION

The industrial units are self-contained with WC facilities.

Unit 1a has 2 loading bays with self-levelling dockers for artic lorries. Previously the unit has been used for food storage and is white lined. Eave height of 4.78m (15'6) plus fluorescent lighting and includes two cellular offices.

Unit 1b is an end of terrace unit formerly a cold storage facility with fluorescent lighting. Maximum eave height of 4.50m (14'76) across the unit. Accessed via an electrically operated roller shutter door of 4.25m x 3.01m (13'94 x 9'87). There is no office accommodation within the unit at this time.

The units could easily be connected together via a sliding door measuring 2.00m x 3.50m (6'56 x 11'48).

## BUSINESS RATES

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

1a Rateable Value: £56,500  
1b Rateable Value: £43,750

For verification purposes, interest parties are advised to make their own enquiries at: [www.voa.gov.uk](http://www.voa.gov.uk)

## TENURE & RENTAL

The units are available on a new lease available on flexible terms to be agreed at a quoting rent of £45,000 per annum plus VAT as a whole or individually at a rent of £25,000 per annum plus VAT each.

## 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:

G.I.A Unit 1a	Sq M	Sq Ft
Total	341.95	3,669

G.I.A Unit 1b	Sq M	Sq Ft
Total	1,009.04	10,857

## LEGAL COSTS

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

## 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](mailto:Stephen.richards@carterjonas.co.uk)

## EPC

Unit 1a: EPC rating of D

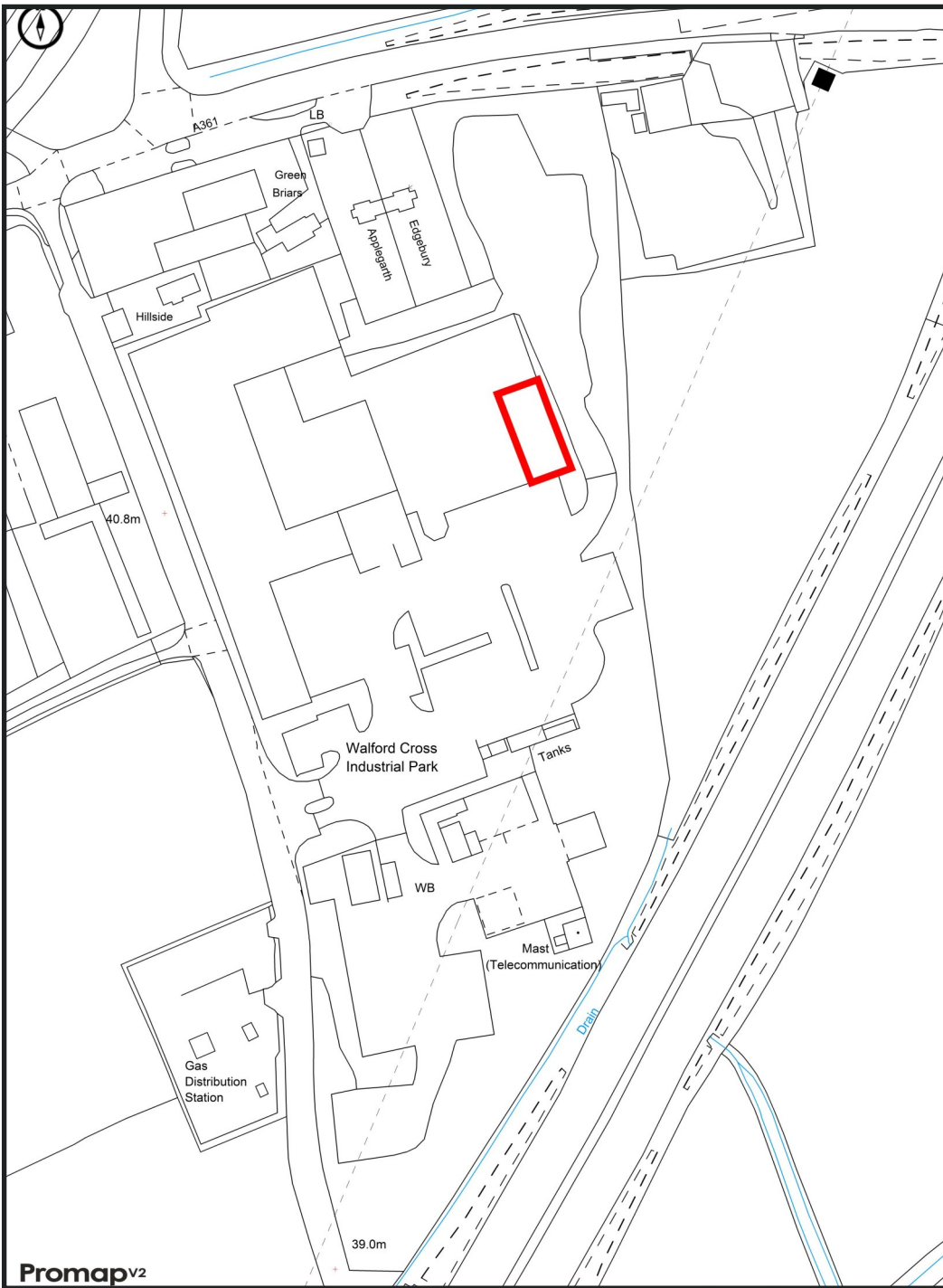
Unit 1b: EPC rating of D

## SERVICE CHARGE

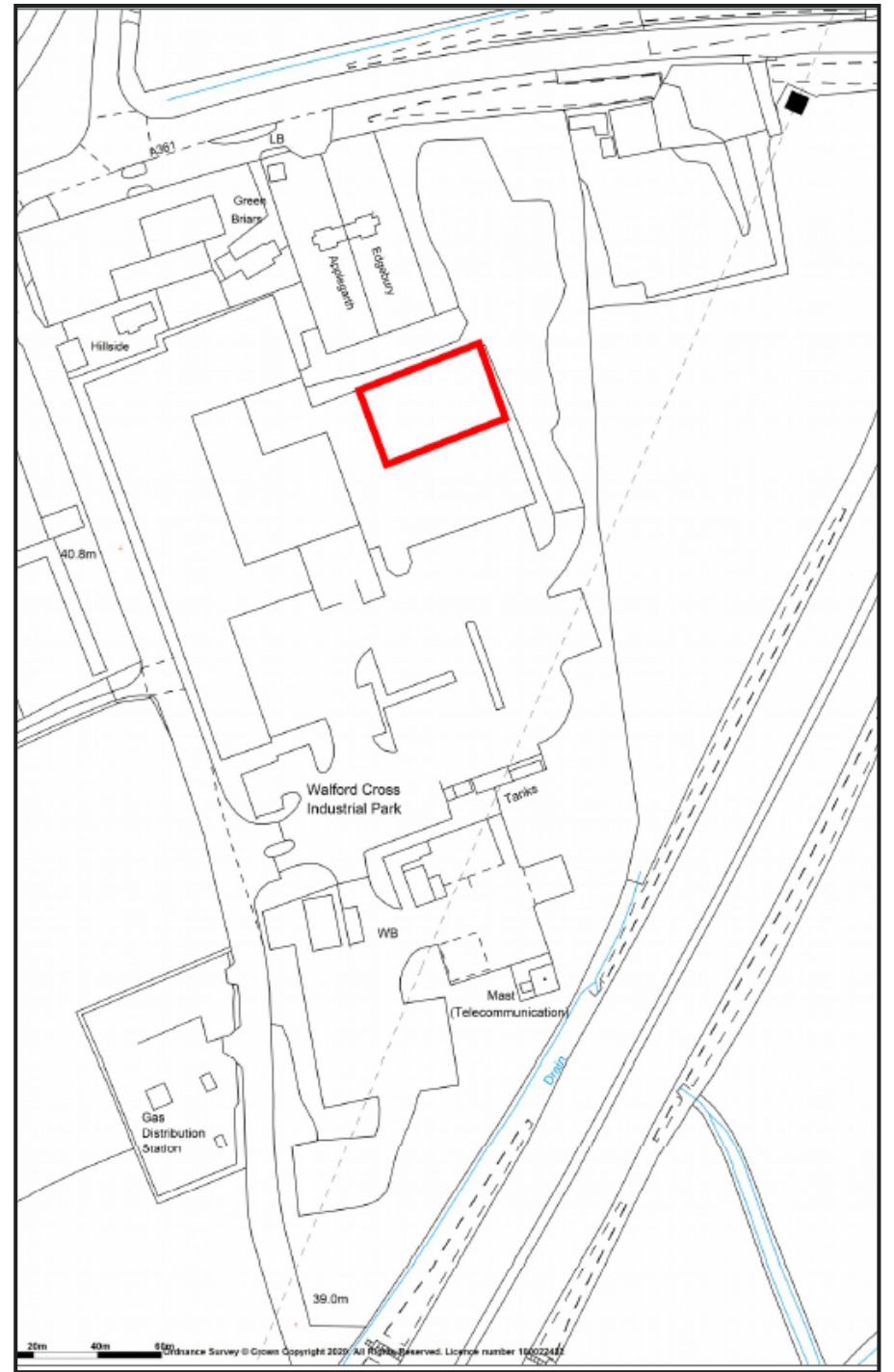
A service charge of £302.13 plus VAT, per calendar month is payable for Unit 1a and a charge of £876.23 plus VAT, per calendar month is payable for Unit 1b in respect of the maintenance and utilities servicing the communal areas including the yard, drainage and CCTV is applicable. Further information can be provided.



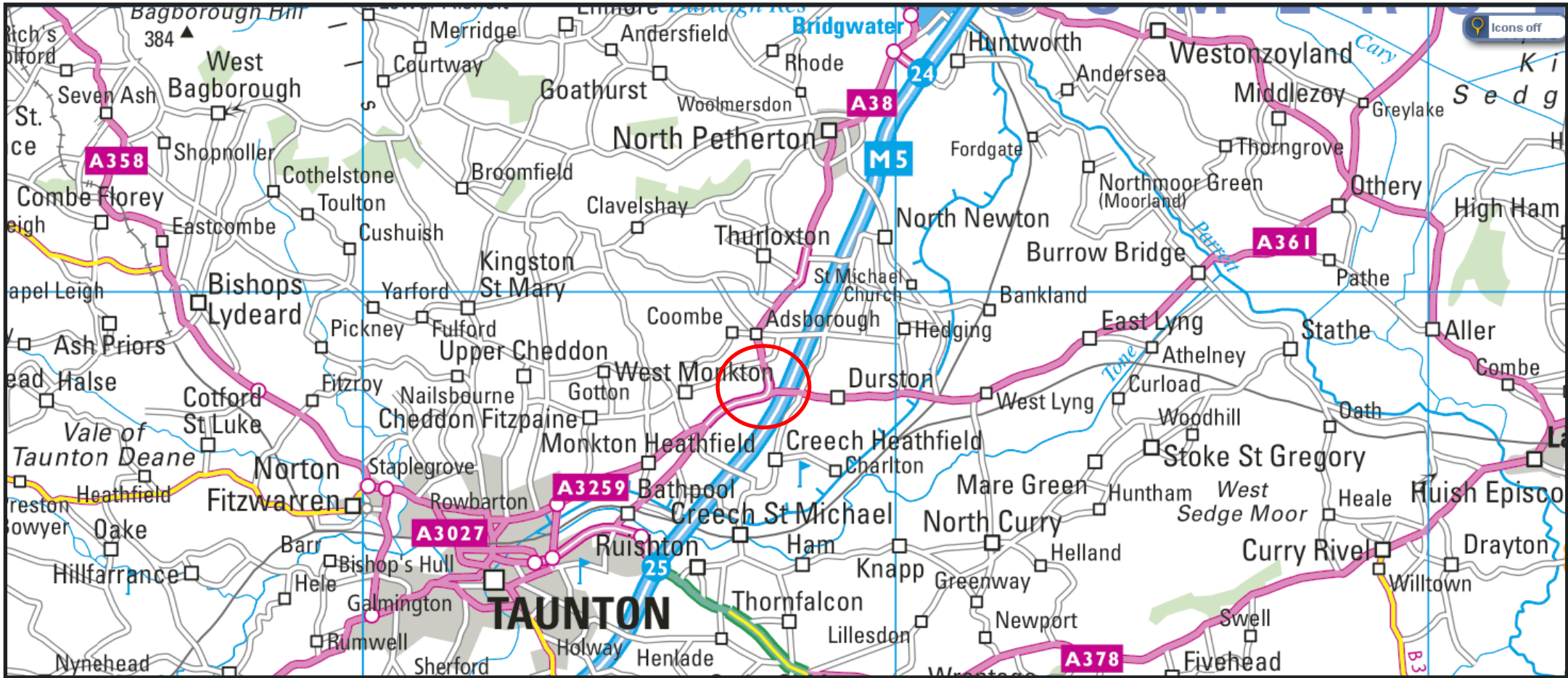
**SUBJECT TO CONTRACT**



Unit 1a



Unit 1b



## FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

[carterjonas.co.uk](http://carterjonas.co.uk)

**Stephen Richards** MRICS

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## IMPORTANT INFORMATION

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