



Warehouse/Industrial Unit **TO LET**

Unit 3A Monarch Centre, Crown Industrial Estate, Venture Way, Taunton, Somerset, TA2 8DE

- Within 2 miles of J25 of the M5 motorway.
- On a popular established industrial estate.
- Versatile unit suitable for a number of uses.
- 3,740 sq ft plus full mezzanine.

New Lease by Arrangement. Guide Rent: £27,500 pa.

Location

The unit fronts the Monarch Centre within Crown Industrial Estate, just off the A361 Priorswood Road, approximately 2 miles north-east of Taunton's town centre.

Junction 25 of the M5 is two miles to the south-east via the A38 dual carriageway. Other nearby occupiers include Uni-Part, Screwfix, CEF, Bodytec and Smiths News.

Description

The property comprises an end of terrace industrial unit of steel portal framed construction with brick elevations to two metres and plastic coated insulated profiled steel cladding above.

The unit is suitable for B1 (business/light industrial/workshop and office), B2 (general industrial) and B8 (storage and distribution) uses, these to include trade counter uses which are prevalent on both Crown and the nearby Priorswood industrial estates.

Internally at ground floor level there are two offices adjacent to the pedestrian door with WCs and kitchen facilities beyond, whilst a full mezzanine with loading access to the front via roller shutter doors currently provides additional storage accommodation. To the front is a good sized yard providing parking for up to 8 vehicles and a loading area.

The minimum eaves height is 6.3m (20.6 ft) and the vehicular access door is approximately 3.6m (11.8 ft) wide and 4.25m (13.9 ft) high.

Accommodation

We calculate the gross internal areas to be as follows:-

Ground Floor:	347.47 sq m	3,740 sq ft
Mezzanine:	305.66 sq m	3,290 sq ft

Business Rates

The unit currently has a rateable value of £24,500 per annum.

Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable.

Energy Performance Certificate

The property has an Asset Rating of D90. A full copy of the EPC is available upon request.

Terms

The premises' are available via a new full repairing and insuring lease for a term to be agreed at a guide rent of £27,500 pa.

Legal Costs

Each party is to be responsible for their own legal costs in this transaction.

Viewing

Strictly by appointment with sole agents:-

Greenslade Taylor Hunt.

9 Hammet Street, Taunton, Somerset, TA1 1RZ

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