



Warehouse/Trade Counter Unit TO LET

Unit 5 Merlin Industrial Estate, Venture Way, Priorswood Industrial Estate, Taunton, Somerset, TA2 8DG

- Recognised trade counter location on a well established Industrial Estate.
- Direct access to Junction 25 of the M5 motorway within two miles.
- Nearby occupiers include Howdens, Magnet, Plumbase, Keyline & Screwfix.
- Versatile clear span end of terrace unit with large yard to front and side.
- 10,000 sq ft including reception, offices and staff facilities.

New lease by arrangement at £55,000 pa

Location

The property is located on the eastern side of Taunton within the popular Priorswood and Crown Industrial Estates. Both the A358, with convenient predominantly dual carriageway access to Junction 25 of the M5 motorway, and the A3259, which links to the A38 Bridgwater road and the A361 to Glastonbury, are adjacent to the estate.

Taunton, the county town of Somerset and its main administrative centre, has a population of approximately 60,000 and a catchment population of 350,000 within a 30 minute drive time. The town centre, with its wide range of shopping and leisure facilities, is close at hand.

Description

The property comprises an end of terraced warehouse of steel frame construction with blockwork walls and insulated roof cladding. The premises' benefit from the following features:-

- Clear span portal frame construction.
- Ground floor reception, offices, kitchen and WC facilities.
- Three phase power.
- Minimum clear eaves height of 5.5m.
- Two up and over vehicular roller shutter doors (5m high by 4m wide) plus pedestrian access.
- Large yard to front and side of the unit.
- Halogen lighting and translucent roof lights.

Accommodation

The gross internal floor areas are:-

Warehouse	862.64 sq m	9,285 sq ft
Reception, Offices & Staff	66.43 sq m	715 sq ft
Total	929.06 sq m	10,000 sq ft

Business Rates

The unit is currently assessed with a rateable value of £28,500 per annum. Interested parties are encouraged to make their own enquiries with Taunton Deane Borough Council. A change in occupation may trigger a change in rates payable.

Lease Terms & Rent

The property is available via a new full repairing and insuring lease for a term to be agreed at a guide rent of £55,000 pa.

A service charge to cover the general maintenance of the common parts of the estate is levied on an annual basis in arrears. The charge for the financial year ended 5th April 2017 was £726 + VAT for Unit 5.

VAT

We are advised the property is registered for VAT therefore VAT will be payable on the rent and service charge.

EPC

The property has an Asset Rating of C70. A full copy of the EPC is available upon request.

Legal Costs

Each party to bear their own legal costs incurred in this transaction.

Viewing

Strictly by appointment with sole agents:-

Greenslade Taylor Hunt.

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Telephone: **01823 334455**

Email: joseph.hughes@gth.net / duncan.brown@gth.net

