

CROWN INDUSTRIAL ESTATE, TAUNTON, TA2 8RX





LOCATION

Crown Industrial Estate is located off the Priorswood Road, some two miles north east of Taunton Town Centre

The industrial estate benefits from excellent transport links with Junction 25 of the M5 motorway approximately two miles to the south east via the A358.

DESTINATION	DISTANCE	
London	165 miles	
Bristol	49 miles	
Bristol Airport	37 miles	
M4/M5 Interchange	49 miles	
Exeter	40 miles	
Taunton Town Centre	2 miles	
M5 J.25	2 miles	







DESCRIPTION

Unit D comprises a detached industrial unit on a self-contained site with a large secure yard. The property is of steel portal frame construction with an insulated steel-clad roof.

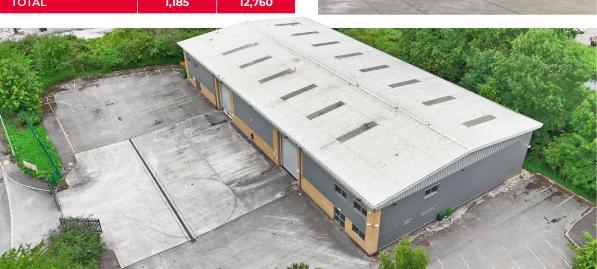
Unit D will be refurbished to a high standard to provide flexible and modern industrial accommodation in a established trade location.

ACCOMMODATION

Unit D comprises of the following gross internal area (GIA)

UNIT D	M²	FT²
GF Warehouse	1,130	12,172
FF Office	55	588
TOTAL	1,185	12,760















2 GROUND KITCHENETTE
LEVEL LOADING & WCS
DOORS







24/7 ACCESS



7.4 M EAVES HEIGHT



UNIT D VENTURE WAY

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LEASE TERMS

The property is available by way of a new full repairing

BUSINESS RATES

To be reassessed. For rates payable, please contact

SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal

VAT

All figures quoted are exclusive of VAT, which is

ENERGY PERFORMANCE RATING

EPCs available on request. To be reassessed post





Aaron Burns aaron.burns@ipif.co.uk



Duncan Brown

joseph.hughes@gth.net

duncan.brown@gth.net zack.dennington@gth.net



Sophie Parsons sophie.parsons@jll.com

Katie Purrington katie.purrington@jll.com