

UNIT TO LET

21,271 ft² (1,976 m²)



FULLY
REFURBISHED



ESTABLISHED
TRADE LOCATION



SECURE
YARD



www.crowнтаunton.com

INDUSTRIAL / WAREHOUSE / TRADE COUNTER UNIT



CROWN
INDUSTRIAL ESTATE

UNIT E2
VENTURE WAY, TAUNTON, TA2 8QY





CROWN INDUSTRIAL ESTATE

UNIT E2, VENTURE WAY, TAUNTON, TA2 8QY

SPECIFICATION

- Electrically operated loading door
- Minimum eaves height 5.75m
- 3 phase electricity
- WC facilities
- Secure, self-contained yard
- Fully refurbished office accommodation

ACCOMMODATION

Available accommodation comprises of the following Gross Internal Areas:

| E1 | M ² | FT ² |
|----------------------------|----------------|-----------------|
| Warehouse | 9,140 | 9,140 |
| Ground/First Floor Offices | 1,679 | 1,807 |
| TOTAL (GIA Approx.) | 1,017.0 | 10,947 |

NOW LET

| E2 | M ² | FT ² |
|----------------------------|----------------|-----------------|
| Warehouse | 1,678.4 | 18,066 |
| Ground/First Floor Offices | 297.7 | 3,205 |
| TOTAL (GIA Approx.) | 1,976.1 | 21,271 |



CROWN INDUSTRIAL ESTATE TRADE OCCUPIERS:





CROWN

INDUSTRIAL ESTATE

UNIT E2, VENTURE WAY, TAUNTON, TA2 8QY

LEASE TERMS

The property is available by way of a new full repairing and insuring lease.

BUSINESS RATES

To be reassessed. For rates payable, please contact the agents.

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 costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs available on request.



Indicative office refurbishment



On behalf of the Landlord

IPIF
0800 804 8600
www.ipif.com

Aaron Burns
aaron.burns@ipif.co.uk

gth
01823 334455

Duncan Brown
duncan.brown@gth.net

Joseph Hughes
joseph.hughes@gth.net

Zack Dennington
zack.dennington@gth.net

JLL
0117 927 6691
property.jll.co.uk

Sophie Parsons
sophie.parsons@jll.com

Chris Yates
chris.yates@jll.com