

# UNITS TO LET

## 19,310 - 40,581 ft<sup>2</sup>



UNDER  
REFURBISHMENT



ESTABLISHED  
TRADE LOCATION



AVAILABLE INDIVIDUALLY  
OR COMBINED



[www.crowнтаunton.com](http://www.crowнтаunton.com)

INDUSTRIAL / WAREHOUSE / TRADE COUNTER UNITS

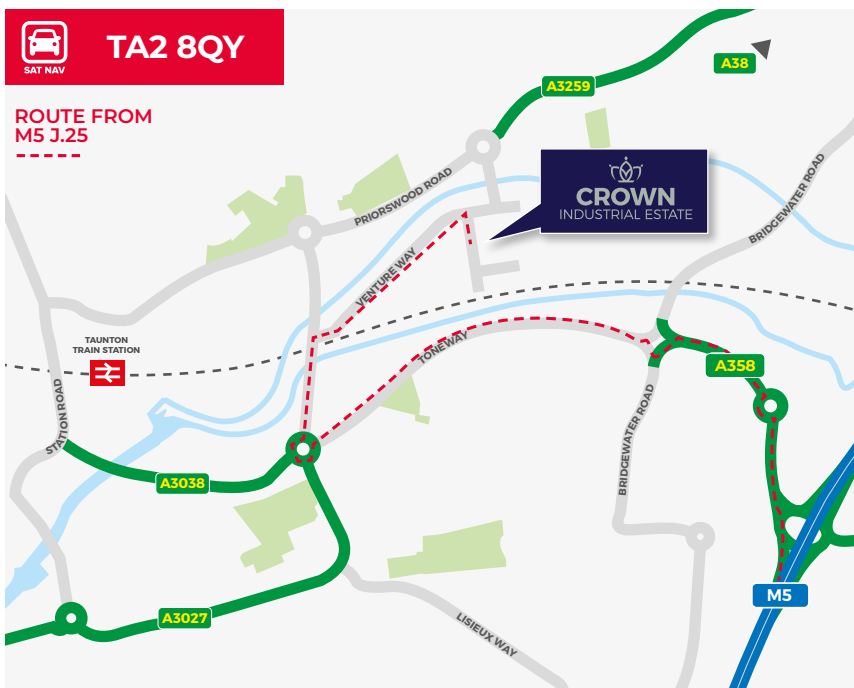


**CROWN**  
INDUSTRIAL ESTATE

**UNIT E2 & F2**  
VENTURE WAY, TAUNTON, TA2 8QY

**IPIF**





# **CROWN** INDUSTRIAL ESTATE

UNIT E2 & F2, VENTURE WAY, TAUNTON, TA2 8QY

## 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.

Other occupiers on the estate include Screwfix, Toolstation, Euro Car Parts, City Electrical Factors and Plumbase.

| 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

The properties comprise of steel portal frame units which are under comprehensive refurbishment. The warehouses have concrete floors, blockwork walls and eaves heights of approx. 5.75 metres. Both units have electric ground level loading doors, with E2 having one door, and F2 having two doors.

The properties benefit from modern ancillary office accommodation and WC facilities.

There is mains gas, 3 phase power, water and drainage connected to the properties.

Externally the units benefit from allocated parking and concrete surfaced loading bays.





# CROWN

## INDUSTRIAL ESTATE

### UNITS E2 & F2, VENTURE WAY, TAUNTON, TA2 8QY

#### SPECIFICATION

- Electrically operated loading doors
- Minimum eaves height 5.66m
- 3 phase electricity
- Ancillary WCs and kitchenettes
- Allocated parking and concrete surfaced loading areas
- Fully refurbished office accommodation

#### ACCOMMODATION

Available accommodation comprises of the following Gross Internal Areas:

| E2                         | M <sup>2</sup> | FT <sup>2</sup> |
|----------------------------|----------------|-----------------|
| Warehouse                  | 1,678          | 18,066          |
| Ground/First Floor Offices | 298            | 3,205           |
| <b>TOTAL (GIA Approx.)</b> | <b>1,976</b>   | <b>21,271</b>   |

| F2                         | M <sup>2</sup> | FT <sup>2</sup> |
|----------------------------|----------------|-----------------|
| Warehouse                  | 1,647          | 17,730          |
| Ground/First Floor Offices | 147            | 1,580           |
| <b>TOTAL (GIA Approx.)</b> | <b>1,794</b>   | <b>19,310</b>   |

| E2 & F2 COMBINED           | M <sup>2</sup> | FT <sup>2</sup> |
|----------------------------|----------------|-----------------|
| <b>TOTAL (GIA Approx.)</b> | <b>3,770</b>   | <b>40,581</b>   |



#### CROWN INDUSTRIAL ESTATE TRADE OCCUPIERS:







# CROWN

## INDUSTRIAL ESTATE

### UNITS E2 & F2, VENTURE WAY, TAUNTON, TA2 8QY

#### LEASE TERMS

The properties are available by way of new full repairing and insuring leases.

#### 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

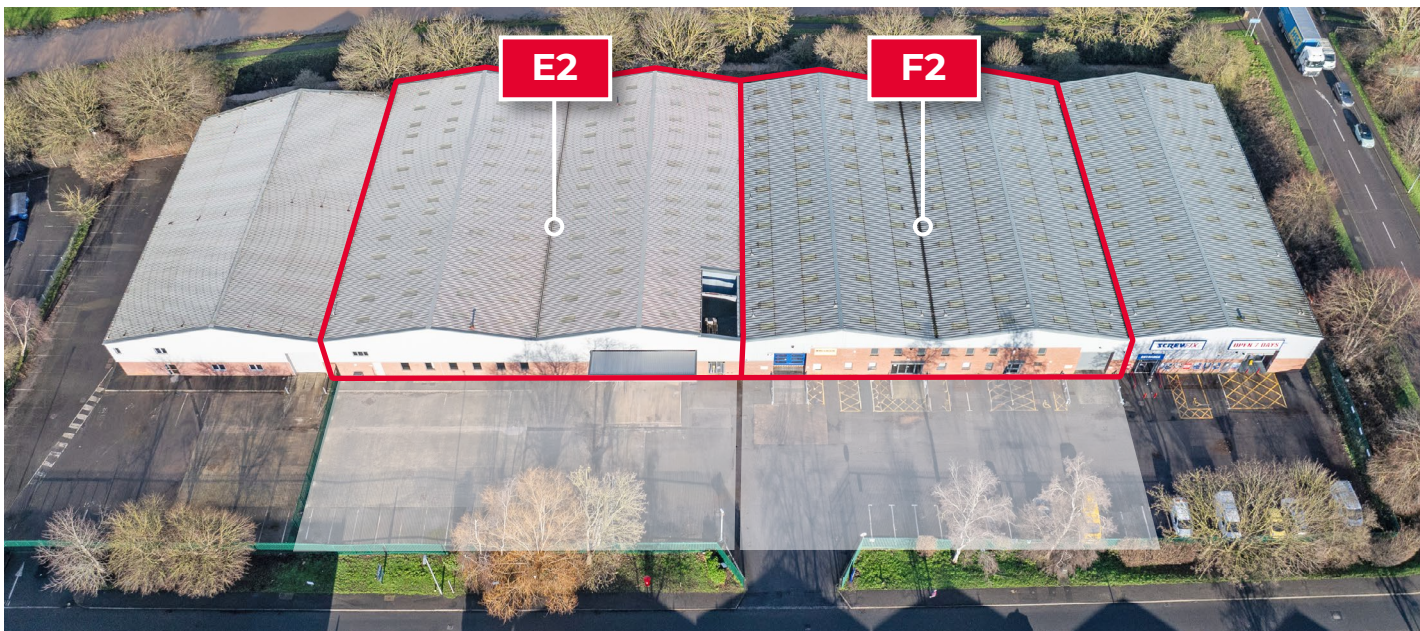
EPCs available on request.



Indicative office refurbishment



Unit E2 internal



On behalf of the Landlord

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