

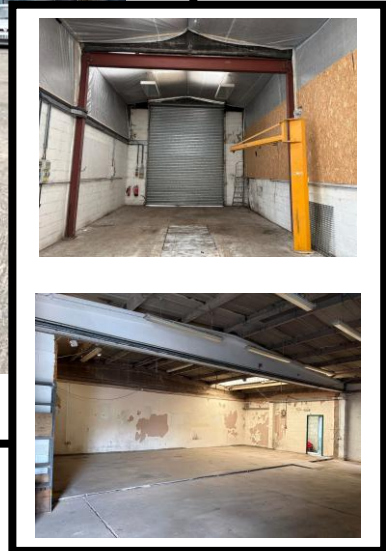
TAUNTON

**STORAGE/WORKSHOP BUILDINGS
WITH YARDS**

TO LET



FROM: 1,968 ft² (183.0 m²) PLUS YARD
TO: 4,949 ft² (459.75 m²) PLUS YARD



**BUILDINGS 1 & 2 THORNFALCON WORKS
HENLADE, TAUNTON, TA3 5DN**

Victoria House • Victoria Street • Taunton TA1 3FA

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LOCATION

The property is located to the east of Taunton accessed immediately off the A358 Trunk Road. Access to the M5 and the national motorway network beyond is just 1.5 miles to the west. Occupiers on site include Chipmunk (South West) Ltd, Dunn Bros, and Caravantasti Ltd. The Development comprising a former concrete batching plant is popular with large footprint industrial users.

DESCRIPTION

The available units comprise two low rise buildings situated towards the front of the site, both with yardage, and benefitting from the following features:

- Single span steel/concrete/timber frame construction
- 2.40 – 4.48 m (7 ft 10 in – 14 ft 8 in) minimum eaves height
- Rendered masonry elevations
- On site parking
- Shared on site WC provision
- Mains water, drainage & 3-phase electricity connected
- Steel roller shutter / folding steel / sliding steel loading doors
- Exclusive yard areas to both buildings

FLOOR AREAS

Building 1	1,968 ft²	(182.87 m ²)
Yard 1	1,162 ft²	(108.0 m ²)
Building 2	3,787 ft²	(351.86 m ²)
Yard 2	2,067 ft²	(192.0 m ²)

LEASE TERMS & RENT

The premises are available on a new contributory full repairing and insuring lease/s, the rents including a service charge, buildings insurance and Business Rates. Term length to be agreed.

Commencing Inclusive rent £10.00 ft² (inclusive of rates, buildings insurance and service charge)

All figures quoted exclude VAT if payable

RATES & ENERGY PERFORMANCE

The property is assessed for Business rates under a larger assessment for the entire site

Energy Performance Certificate: Exempt due to unheated nature of the buildings

LEGAL COSTS

Each party will be responsible for their own professional and legal costs incurred in the transaction.

FURTHER INFORMATION AND VIEWING

Please contact David White

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