

# TO LET

# Carter Jonas



Unit 4, 2 Ford Road  
Wiveliscombe  
Somerset  
TA4 2RE

G.I.A of 481.39 Sq M  
(5,182 Sq ft)

- Modern open plan industrial unit with GIA of 481.39 Sq M (5,182 Sq ft).
- Enclosed yard to front with gated access with parking for 20/25 vehicles.
- Located on an established trading estate.
- Set within Wiveliscombe and 0.5 miles from the town centre

## LOCATION

Wiveliscombe is a popular Somerset town located 10.5 miles to the West of the county town of Taunton. Junction 25 of the M5 motorway at Taunton and junction 26 at Wellington are both within easy reach.

## DESCRIPTION

Open plan modern industrial unit of 30.20m x 15.94m with insulated profile metal cladding to roof.

Steel portal frame with new roller shutter door to front with a width of 4.64m and a height of 4.44m plus a plastic-coated pedestrian door/fire exit to front leading out onto the yard.

Disabled WC and kitchenette to be constructed in the front corner of the industrial unit.

The unit has good natural light plus fluorescent lighting to sides. Concrete floor.

Maximum eaves height of 6.47m and a minimum of 4.54m.

Outside yard area with parking for 20/25 vehicles.

## VIEWING

All viewings should be made through the sole agent, Carter Jonas:

T: 01823 428 590

M: 07968 216 596

E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk)

## ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

|           | Sq M   | Sq ft |
|-----------|--------|-------|
| Warehouse | 481.39 | 5,182 |

## TENURE & RENTAL

New lease on flexible terms to be agreed at a quoting rent of £27,500 per annum plus VAT.

## EPC

Rated D.

## BUSINESS RATES

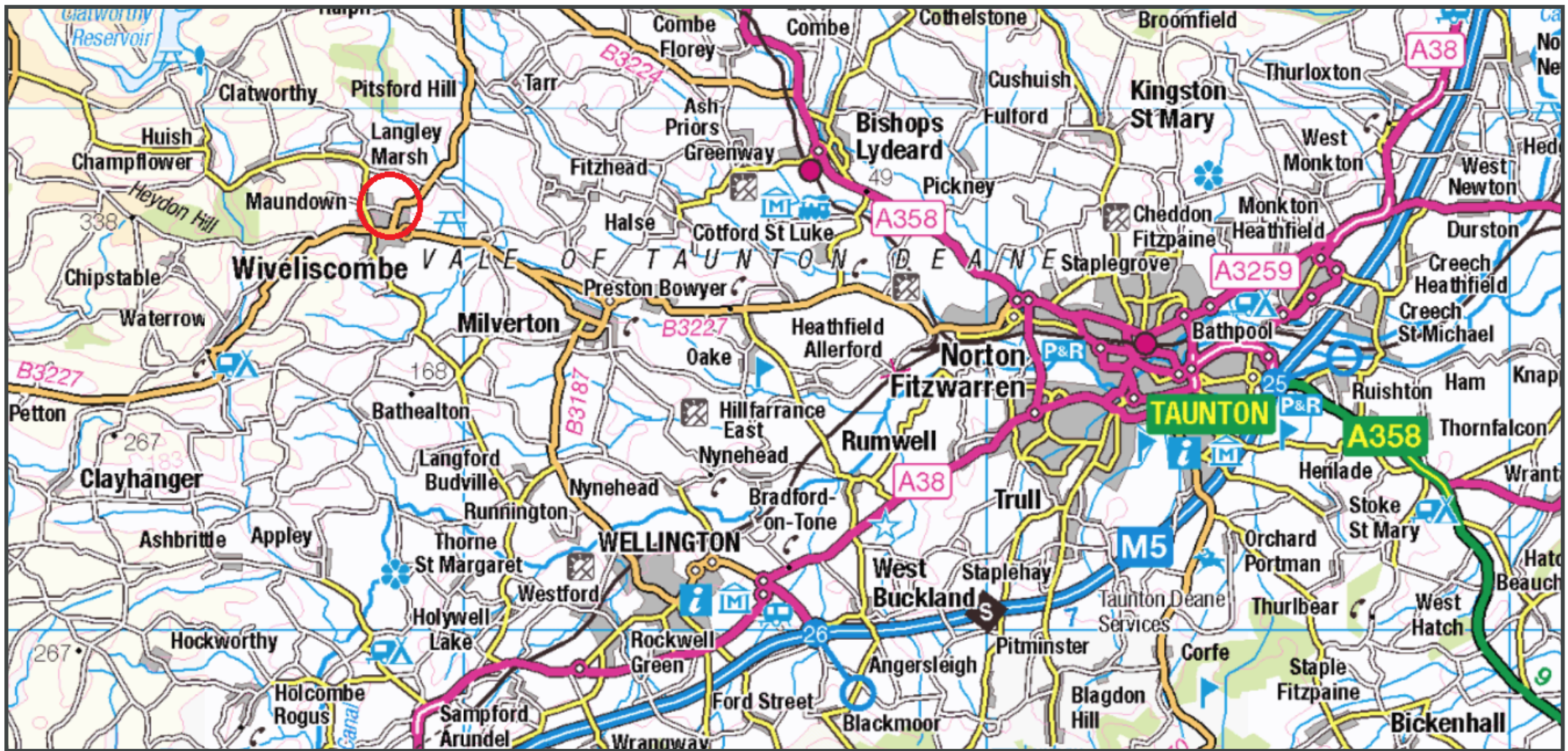
The units have not been separately assessed at this time. For verification purposes, interest parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

## LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.



**SUBJECT TO CONTRACT**



## FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

[carterjonas.co.uk](http://carterjonas.co.uk)

**Stephen Richards** MRICS

M: 07968 216 596 | T: 01823 428 590

E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk)

Quad 4000, Blackbrook Park Ave, Taunton, Somerset, TA1 2PX

## IMPORTANT INFORMATION

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**Carter Jonas**