

Unit 2, 2 Ford Road
Wiveliscombe
Somerset
TA4 2RE

G.I.A of 252 Sq M
(2,712 Sq Ft)

- Industrial unit with a GIA of 252 Sq M (2,712 Sq ft).
- Divided into 4 workshops with office, kitchenette and toilet facilities.
- 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

Accessed from Old Brewery Road. Industrial unit with a GIA of 252 Sq M (2,712 Sq ft) divided up into 3/4 interconnected workshops with good natural light plus a kitchenette in workshop 2, office, and toilet facilities. Minimum eaves height of 3.14m and a maximum of 5.27m.

Lean-to store of 9.43m x 4.45m with fluorescent lighting, concrete floor and pedestrian door opening through into workshop 1 of 10.35m x 6.54m with fluorescent lighting and skylights providing good natural light.

From workshop 1 there is access into the office of 3.06m x 2.98m which has a doorway leading into the store which can be accessed from workshop 3. From workshop 1 is a doorway that leads through into a corridor which gives access to ladies and gents WC facilities.

Workshop 2 of 6.54m x 5.92m accessed from workshops 1 and 3.

Workshop 3 of 12.36m x 6.58m accessed from workshops 1 and 2 with kitchenette facilities.

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

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
Lean-to store	41.96	452
Workshop 1	67.69	729
Office	9.12	98
Workshop 2	38.72	417
Workshop 3	81.33	875

TENURE & RENTAL

New lease on flexible terms to be agreed at a quoting rent of £15,000 per annum plus VAT.

EPC

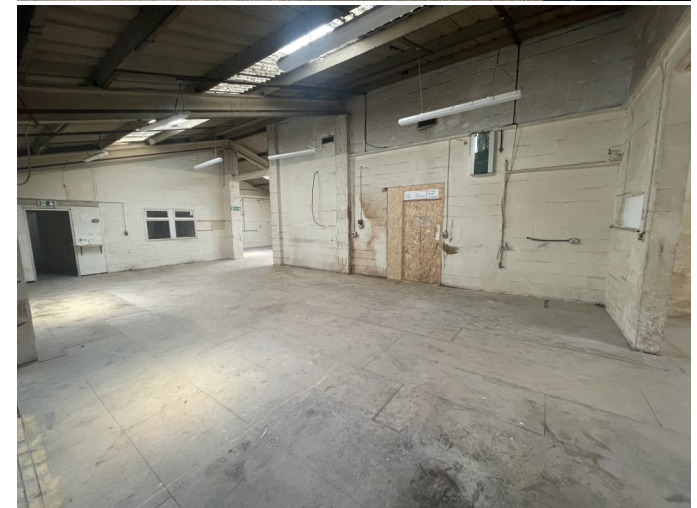
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BUSINESS RATES

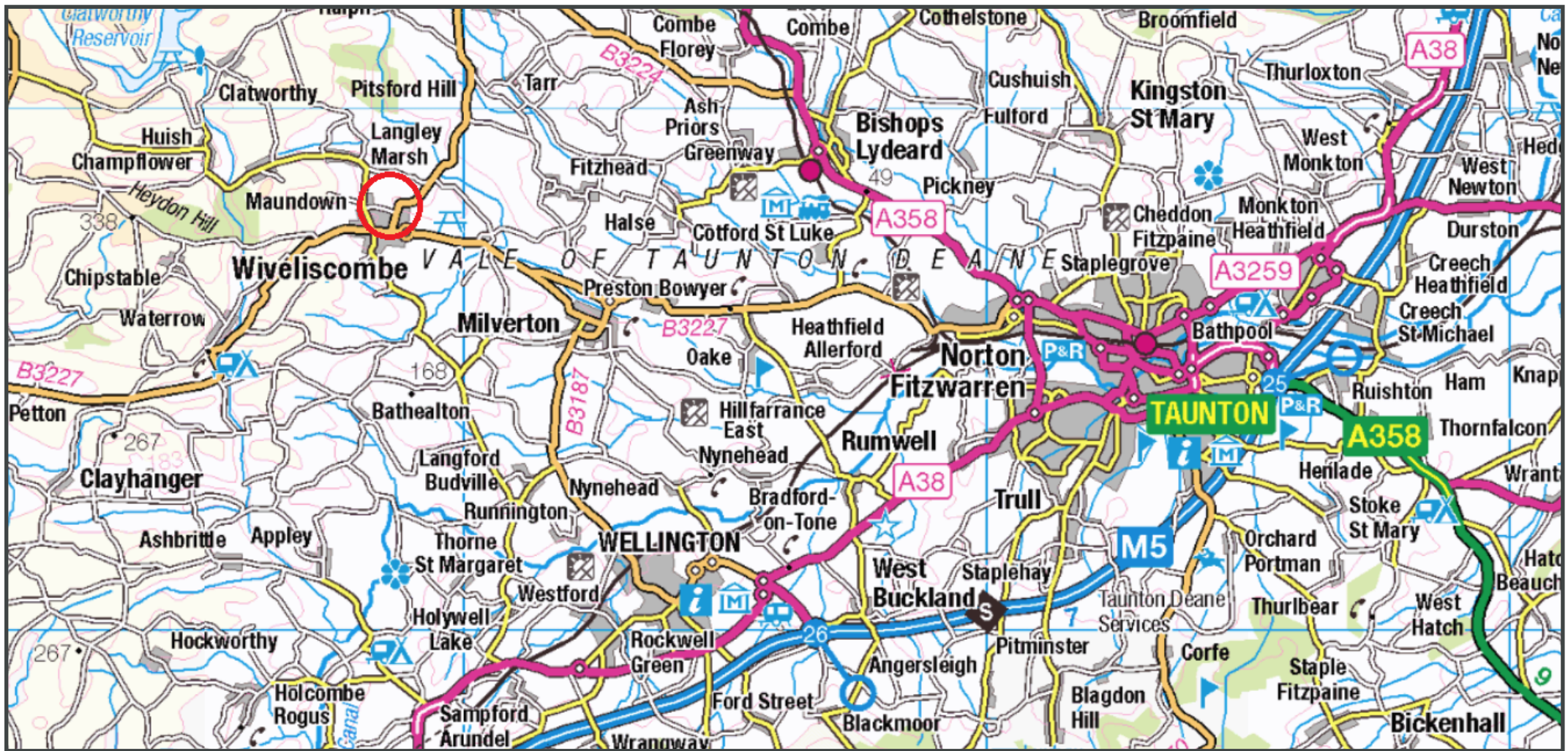
The units have not been separately assessed at this time. For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk.

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

Stephen Richards MRICS

M: 07968 216 596 | T: 01823 428 590

E: Stephen.richards@carterjonas.co.uk

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

IMPORTANT INFORMATION

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