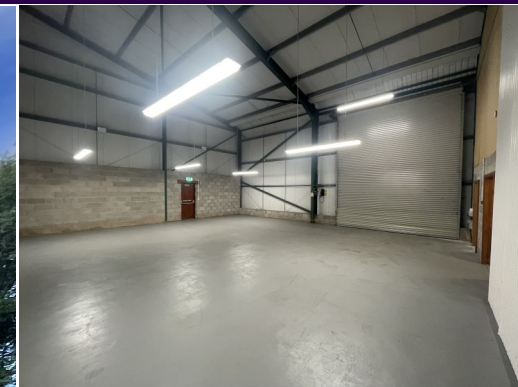


TO LET

Carter Jonas



**Unit 6c Ilton Business Park
Ilton
Ilminster
Somerset
TA19 9DU**

**Industrial unit
to let**

- G.I.A of 167.78 sq m (1,805 sq ft).
- Warehouse of 128.6 sq m (1,384 sq ft) plus kitchen, disabled WC facility and office.
- Enclosed yard of approximately 449.32 sq m (4,836 sq ft).
- Good access to the A303 and M5 motorway at J25.

LOCATION

The Ilton Business Park is strategically placed for easy access on to the A303 via the A358 which also links to the M5 motorway at Junction 25 (Taunton) to the north, within 9 miles.

DESCRIPTION

Steel portal framed industrial unit with electric roller shutter door with a width of 4.46m and a height of 5.20m. Warehouse of 12.03m x 10.69m with a minimum eave height of 6.38m and a maximum of 8.4m. LED lighting and 3-phase electricity.

Self-contained with its own kitchen of 2.97m x 1.66m plus a disabled WC facility and an office of 5.12m x 3.85m with understairs storage cupboard and is electrically heated.

Outside secure concrete yard with parking for 14/16 vehicles enclosed by palisade fencing and accessed by metal security gates and a concrete ramp. Potential to add temporary accommodation such as a portacabin/cargo container if required.

There is an additional parking area next to the yard with a concrete apron leading up to the ramp with space for an additional 6/8 vehicles.

BUSINESS RATES

According to the valuation office website, the premises are assessed as follows:

Rateable value £14,500

For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk.

TENURE & RENTAL

The unit is available by way of a new lease on terms to be agreed at a quoting rent of £16,500 per annum plus VAT.

EPC

EPC rating E.

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	128.6	1,384
Office	19.71	212
Kitchen	4.93	53

LEGAL COSTS

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

VIEWING

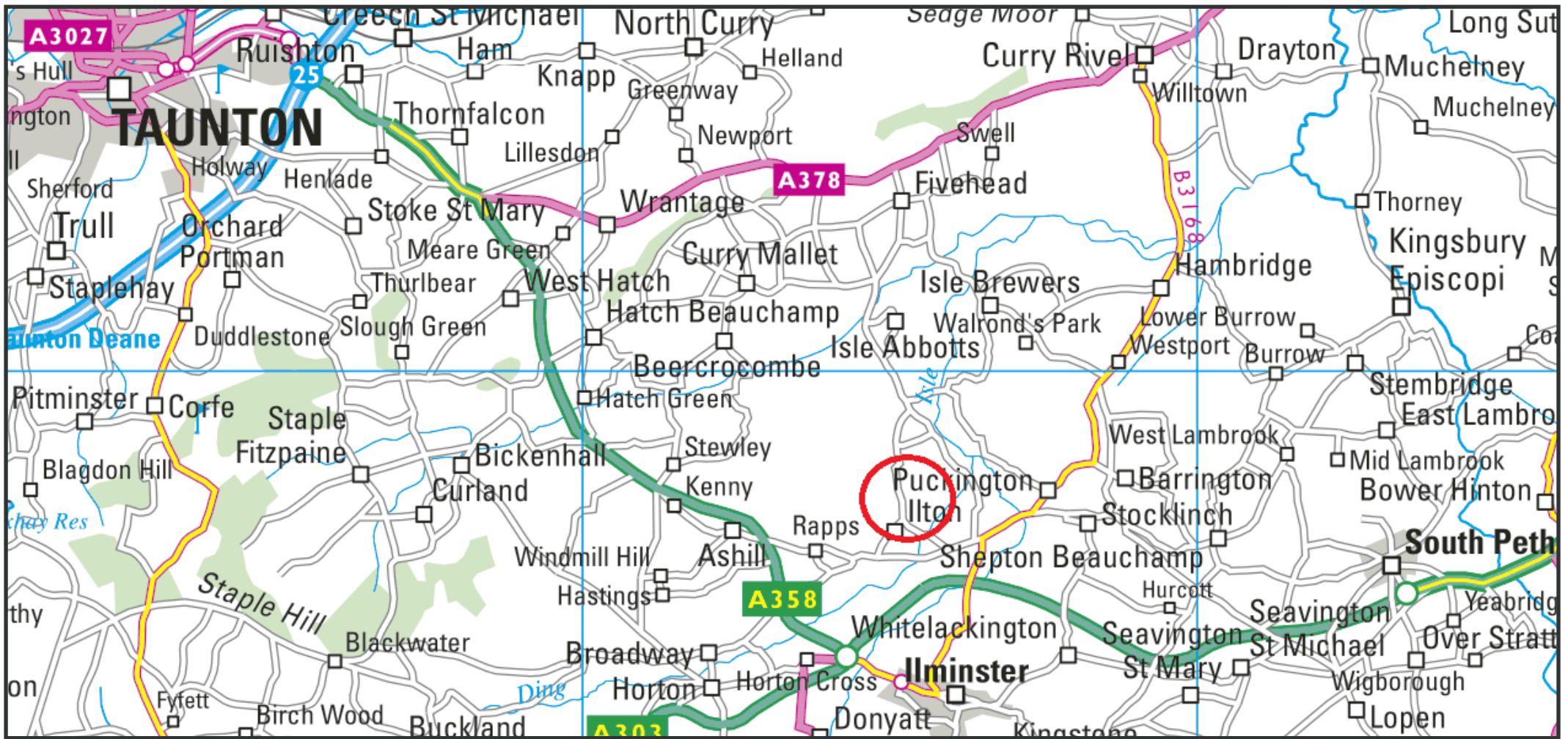
All viewings should be made through the sole agent, Carter Jonas:

T: 01823 428 590

M: 07968 216 596

E: Stephen.richards@carterjonas.co.uk.





FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

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IMPORTANT INFORMATION

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