

TO LET

A Well Established Commercial Location



Unit 2
Priory Way, Taunton TA1 2AL



HECTOR PEARCE
Intelligent real estate

3,337 sq ft / 310 sq m



Unit 2

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LOCATION

The property is positioned on Priory Way Industrial Estate, a well-established commercial location with excellent access to the Toneway, one of Taunton's main arterial routes connecting to the M5 motorway (Junction 25) and the wider road network.

Unit 2 offers a versatile commercial space suitable for a wide range of uses including light industrial.

Taunton, the county town of Somerset, functions as the area's principal commercial, administrative, and retail hub. It boasts a district population of approximately 110,200 and a primary catchment of around 338,000, supporting a strong local economy and business environment.

DESCRIPTION

Unit 2 forms part of a terrace of industrial units. The accommodation provides open-plan warehouse space with an integrated mezzanine storage area. Access to the unit is provided via a glazed pedestrian entrance, with secure shutter and a roller shutter loading door. Externally, there is a communal yard area to the front, offering allocated parking for occupiers.

SERVICES

We understand that mains three-phase electricity, water, and drainage are available to the property, however interested parties are advised to satisfy themselves as to the adequacy and availability of these services.

EPC

The property has an Energy Performance Asset Rating of C (63).



ACCOMMODATION (APPROXIMATE GIA)

	FT ²	M ²
Ground Floor Warehouse	1,787	166
Mezzanine	1,550	144
Total	3,337	310

RATEABLE VALUE

The rateable value for Unit 2 is £14,250. Interested parties are advised to verify the rates payable directly with the Local Authority.

TENURE

The property is available by way of a new full repairing and insuring lease, to be agreed by arrangement.

ESTATE MANAGEMENT CHARGE

An estate management charge will apply to cover the maintenance and upkeep of common areas. Further details are available upon request.

VAT

We are advised that the property is registered for VAT; therefore, VAT will be payable on the rent and service charge.

LEGAL COSTS

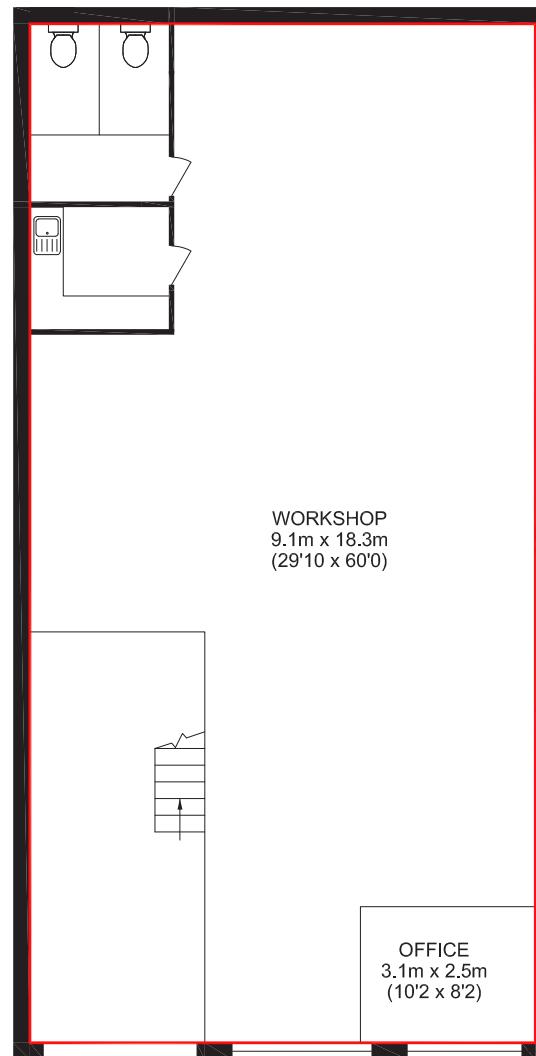
Each party to bear their own legal costs.

Unit 2

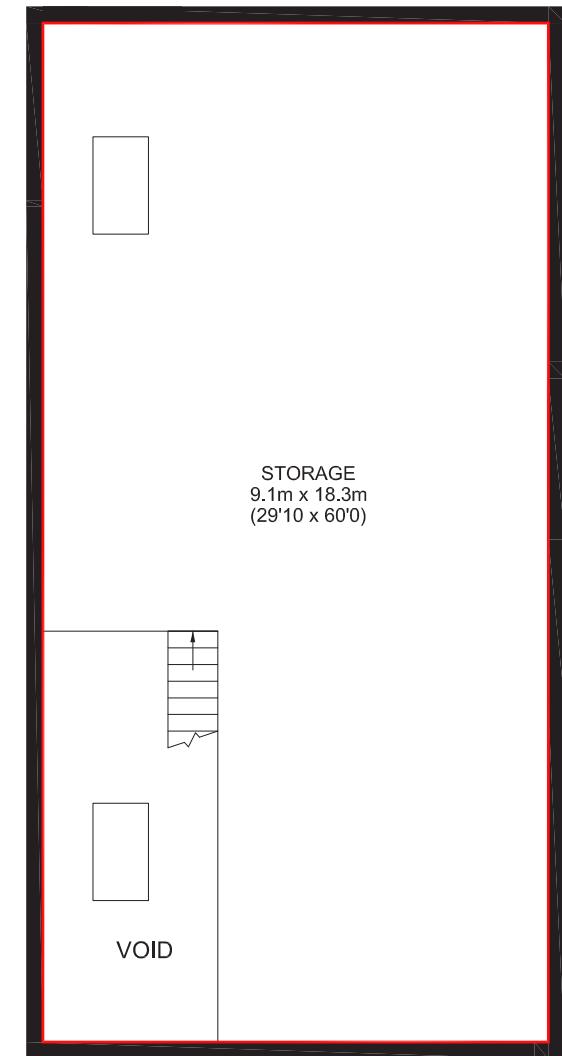
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FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



Unit 2

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ANTI-MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the landlord's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.



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