



Unit 3, 2 Ford Road  
Wiveliscombe  
Somerset  
TA4 2RE

G.I.A of 106.64 Sq M  
(1,147 Sq Ft)

- Industrial unit with GIA of 106.64 Sq M (1,147 Sq ft)
- Divided into 2 workshops with kitchenette and WC facility to be constructed.
- 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

Industrial unit divided into 2 interconnected workshops with good natural light, a kitchenette and WC facility to be constructed.

The unit is accessed via an electric roller shutter door and a metal plastic coated security pedestrian door.

Workshop 1 of 6.55m x 5.92m. Minimum eave height of 3.24m and a maximum of 4.98m. Electric roller shutter door with a width of 2.87m and a height of 2.83m. Concrete floor with wooden flooring, LED strip lighting and kitchenette.

Workshop 2 of 10.37m x 6.55m interconnected to workshop 1 via an opening which could be enlarged if required.

Outside to front is a concrete and asphalt yard with parking for 2/4 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
Workshop 1	38.78	417
Workshop 2	67.92	731

## TENURE & RENTAL

New lease on flexible terms to be agreed at a quoting rent of £6,000 per annum plus VAT.

## EPC

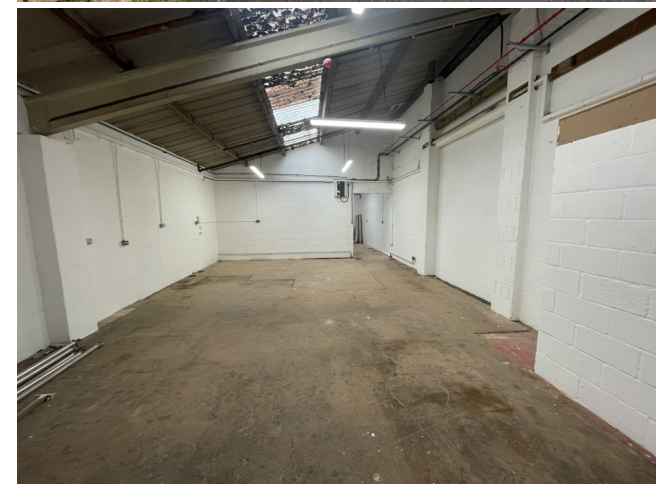
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## BUSINESS RATES

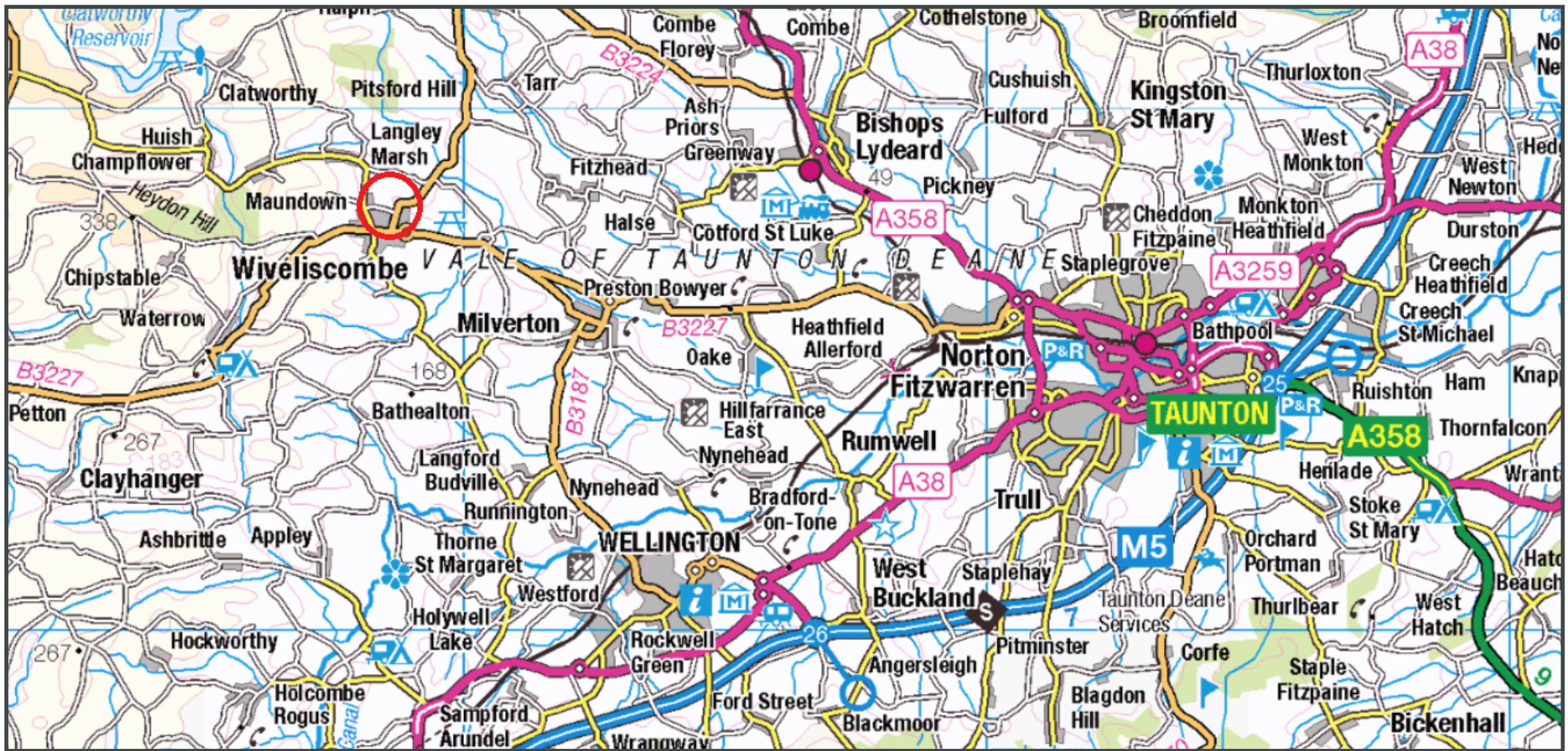
The units have not been separately assessed at this time. For verification purposes, interest parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

## 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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