

Building 2, Taunton Technology Park

LIGHT INDUSTRIAL / WORKSHOP / R&D

22,968 sq ft (2,133.75 sq m)

Lisieux Way
Taunton
Somerset
TA1 2JZ

- Detached light industrial / workshop opportunity.
- Ideal for R&D use, or potential tenant fit-out for laboratory / clean room / offices.
- Incorporating ground floor offices, workshop area, ancillary store, WC's & shower.
- 35 allocated car parking spaces.
- Situated towards the front of Taunton Technology Park, off Lisieux Way.
- Secure, gated Business Park with on-site security and gatehouse.
- Located just off the A38, the primary arterial route into Taunton from the M5 Motorway, via A358.
- 1.3 miles from Taunton Town Centre.
- 2.1 miles from Junction 25 of the M5 Motorway.



CONTACT US

PHILIP CRANSTONE

Director
07717 587 726
philiip.cranstone@cbre.com

ALEX QUICKE

Surveyor
07867 193 908
alex.quicke@cbre.com

ANDY GREEN

Apprentice Surveyor
07901 272 087
andrew.green3@cbre.com

CBRE OFFICES

Floors 13 & 14 Clifton Heights
Triangle West
Clifton, Bristol BS8 1EJ

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PROPERTY OVERVIEW

DESCRIPTION

- Detached light industrial / workshop opportunity.
- Open plan workshop area.
- Ideal for R&D use, or potential tenant fit-out for laboratory / clean room / offices.
- Ground level perimeter windows, providing excellent natural light.
- Incorporating ground floor offices, ancillary store, WC's & shower.
- 3.9m eaves height rising to 5.3m at the apex.
- Steel portal frame construction.
- Part steel profile, part concrete block clad elevations.
- 35 allocated car parking spaces, 7 adjacent the property, additional 28 within the estate.

ENERGY PERFORMANCE

The property has been given an Energy Performance Certificate (EPC) of D-80.

A full EPC is available upon request.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

	SQ M	SQ FT
Warehouse	1,767.05	19,021
Office & Amenities	208.62	2,246
Ancillary Stores	158.08	1,702
Total GIA	2,133.75	22,968

SERVICES

We understand that mains services are provided to the property and include water, drainage and electricity.

ESTATE SERVICE CHARGE

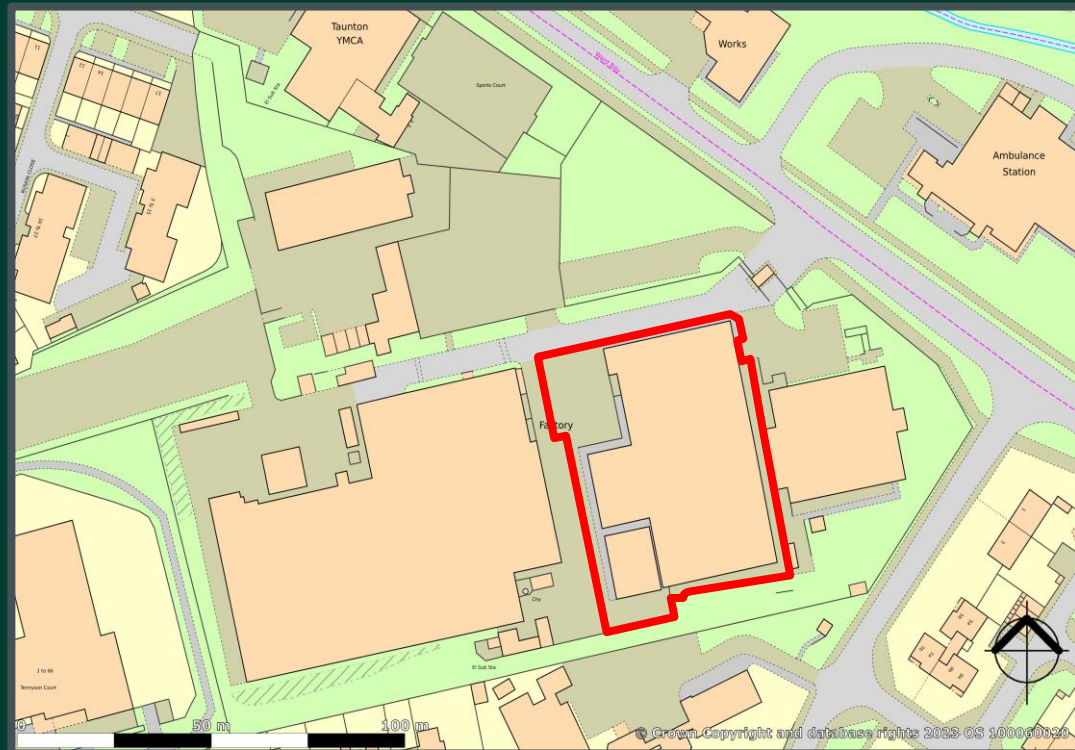
An Estate Service Charge and Building Insurance will be payable, towards the management and maintenance of common parts.

Industrial | For Lease

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FURTHER INFORMATION



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RATEABLE VALUE

The property is listed in the Valuation List 2023 as Warehouse and Premises, with a rateable value of £126,000.

Prospective occupiers are advised to make their own enquiries of the Local Authority to establish the position in respect of any upcoming changes to this and any associated Transitional Relief benefits.

PLANNING

The property has been used previous for Class E(g) Industrial Processes. We anticipate it could also be suitable for Class B2 General Industrial and Class B8 Storage & Distribution purposes, subject to the necessary planning consents.

Interested parties are advised to make their own enquiries with the local planning authority in respect of the current permitted use and their proposed use.

TENURE

The property is held by way of an existing Full Repairing and Insurance (FRI) expiring 16th December 2034, and is available by way of an assignment or a new FRI sublease for a term to be agreed, subject to status.

RENT

Available upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING (AML)

The successful lessee will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

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LOCATION TA1 2JZ

SITUATION

- Situated towards the front of Taunton Technology Park, off Lisieux Way.
- Secure, gated Business Park with on-site security and gatehouse.
- Located just off the A38, the primary arterial route into Taunton from the M5 Motorway, via A358.
- Located in a mixed residential and commercial area.
- 1.3 miles from Taunton Town Centre.
- 2.1 miles from junction 25 of the M5 Motorway.

TRAVEL DISTANCES

- Taunton Town Centre – 1.3 miles (2.1 km)
- Junction 25 of M5 Motorway – 2.1 miles (3.4 km)
- Bridgwater – 11.3 miles (22.4 km)
- Exeter – 35.7 miles (56.4 km)
- Bristol – 48.2 miles (77.5 km)

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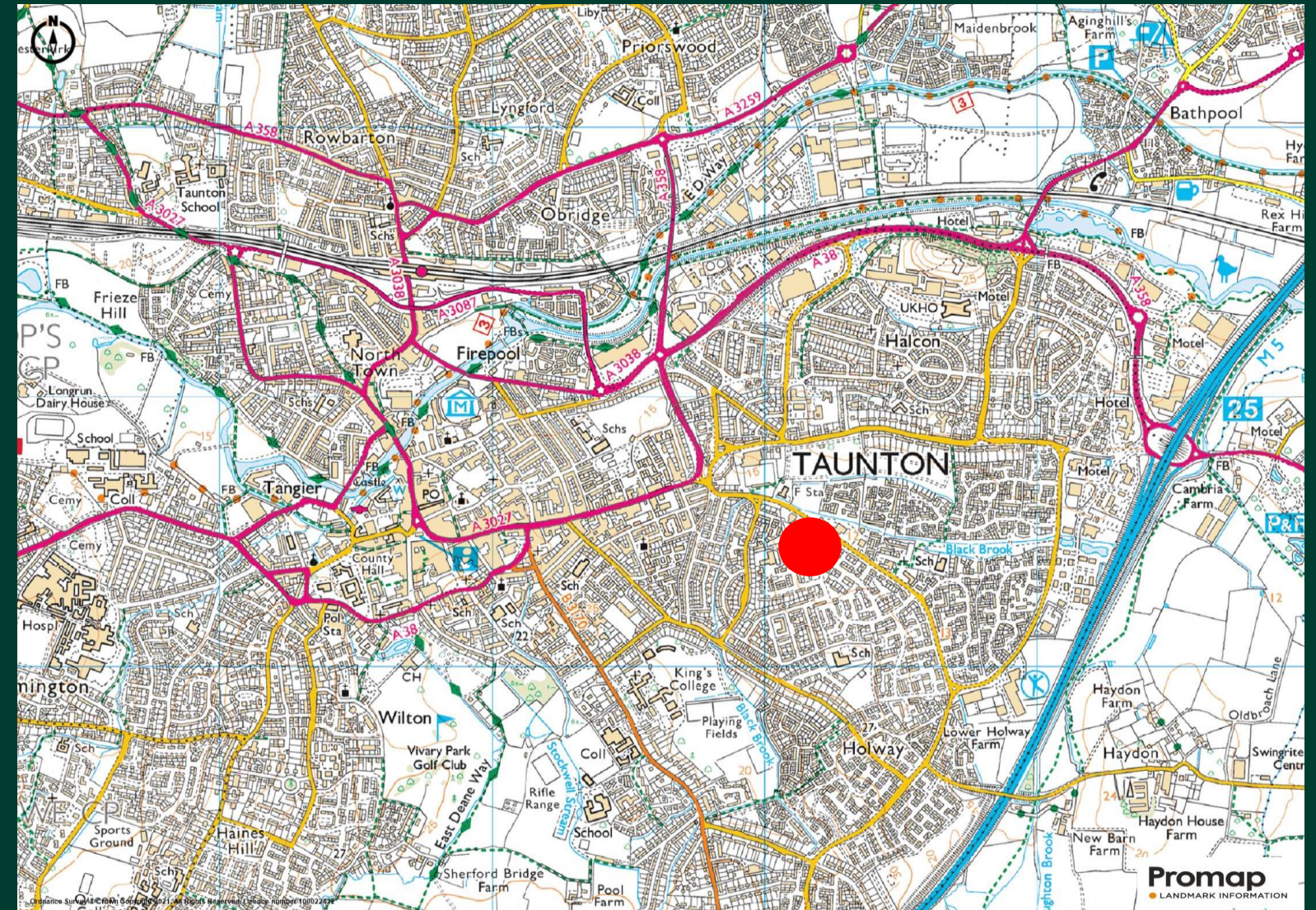
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