



**Unit 27 Ilton Business Park  
Ilton  
Ilminster  
Somerset  
TA19 9DU**

**G.I.A of 47.38 Sqm  
(510 Sqft)**

- End-terrace industrial unit to let.
- Warehouse and first floor mezzanine of 37.26 Sqm (400 Sqft).
- Concrete yard with parking for 2-3 vehicles.
- 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

The industrial unit has a gross internal area of 7.38m x 6.42m. Roller shutter door to the front with a width of 3.31m and height of 3.60m plus a pedestrian door. Three phase electricity.

Warehouse with LED lighting, under stairs storage cupboard, WC facility and office of 3.20m x 2.69m. Eave height under the mezzanine floor of 2.41m.

Open plan mezzanine of 6.74m x 6.57m with skylights and LED lighting. Mezzanine eave height of 3.88m.

Outside concrete yard to front with parking for 2/3 vehicles.

## TENURE & RENTAL

The unit is available by way of a new lease on terms to be agreed at a quoting rent of £6,750 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 the floor areas calculated are noted below:

	Sqm	Sqft
Warehouse	47.37	510
Mezzanine	37.25	400

## 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 428590

M: 07968 216596

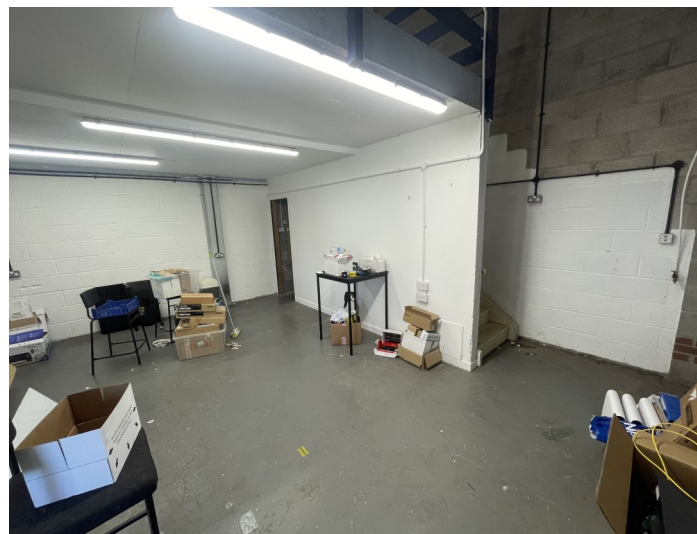
E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk)

## BUSINESS RATES

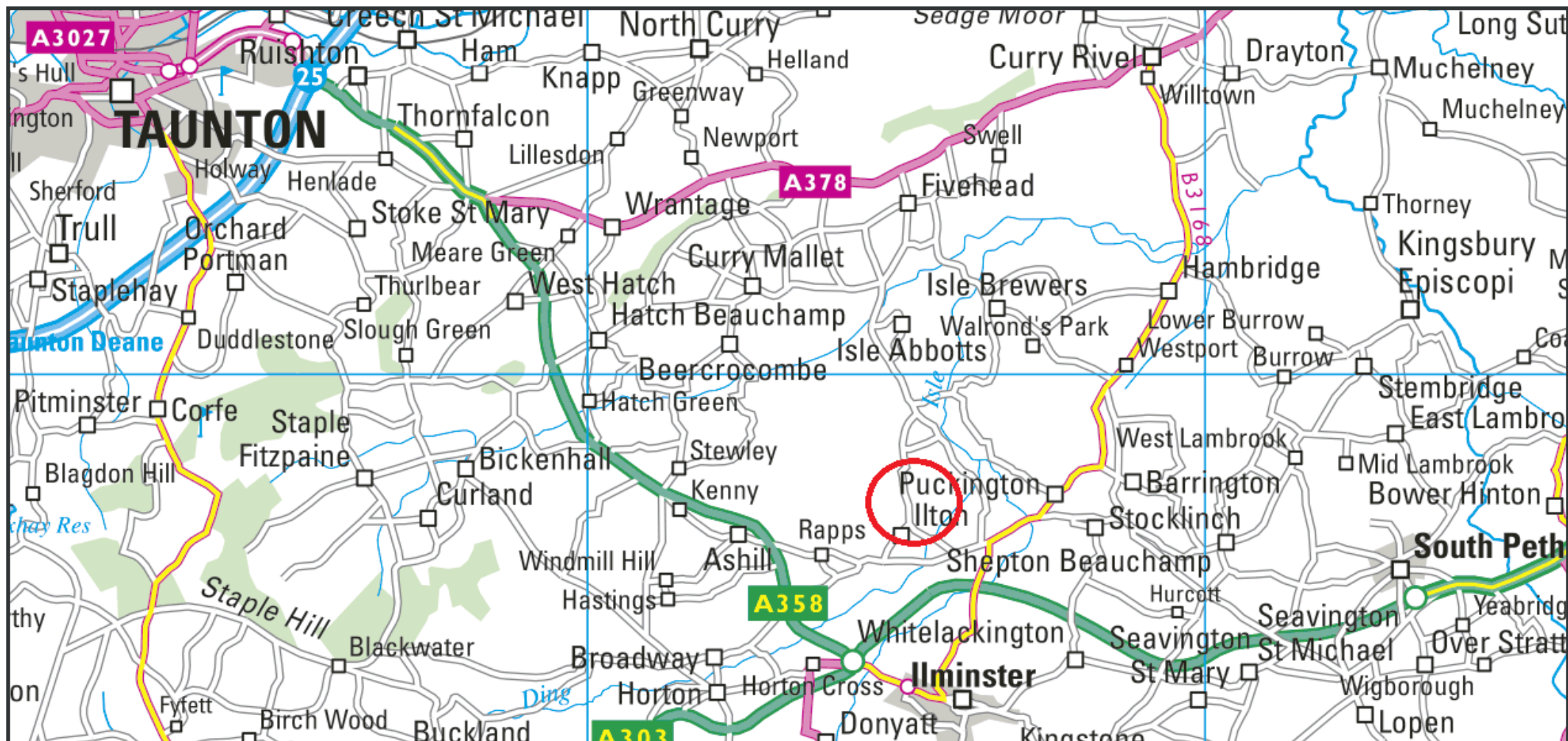
According to the Valuation Office website the premises are assessed as the following:

Rateable Value: £5,400

For verification purposes, interest parties are advised to make their own enquiries.



**SUBJECT TO CONTRACT**



## FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

[carterjonas.co.uk](http://carterjonas.co.uk)

**Stephen Richards** MRICS

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## IMPORTANT INFORMATION

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**Carter Jonas**