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Warehouse/Industrial/Trade Counter Unit - To Let

40 Livingstone Way, Taunton, Somerset, TA2 6BD

Key Features

- Conveniently accessible location.
- Detached building with large yard.
- Internally configured as warehousing and offices.
- Good minimum eaves of 5.4m.
- Vehicular access doors to rear and side.
- 3 phase power.
- Total: 8,250 sq ft inc 4,250 sq ft of warehousing, plus offices and ancillary accommodation.

Location

The premises are prominently situated fronting Livingstone Way within the Bindon Road Trading Estate. The immediate surrounding area comprises a mixture of warehouse, industrial, office and retail uses on the estate.

Being approximately 1.5 miles west of Taunton's town centre it is within convenient access of the county town's wide range of amenities, whilst being accessible via the A358 from the north and east and the A38 to the south. Junctions 25 and 26 of the M5 motorway are within a few minutes' drive.

Taunton has a resident population of 62,000 and a catchment population of 320,000 within a 30 minute drive time.



Description

The property comprises a detached building constructed during the 1980s on an area of land extending to 0.22 hectares (0.55 acres).

The building has the following features:-

- Suitable for a number of uses including trade counter, industrial and warehouse.
- Steel portal frame construction.
- Cavity block and brickwork to 3 metres with insulated metal profiled steel cladding above.
- Arranged as reception area, 7 offices, separate male and female WC facilities, kitchen/staffroom and a large warehouse on the ground floor.
- First floor offices and mezzanine stores.
- Minimum eaves - 5.4 m, maximum 6.6 m.
- 2 roller shutter vehicular access doors 6.95 m wide by 4.0 m high and 3.85 m wide by 3.75 m high.
- Offices have gas fired central heating, double glazed aluminium framed windows, plastic dado perimeter trunking, strip lighting and floor coverings.
- 3 phase power.
- Good sized yard with separate in and out access either side of building.

Floor Areas

Gross internal floor areas:-

Ground Floor:

| | | |
|---------------------|--------------------|--------------------|
| Warehouse | 394.85 sq m | 4,250 sq ft |
| Offices & Ancillary | <u>182.15 sq m</u> | <u>1,960 sq ft</u> |
| Sub Total | 577.00 sq m | 6,210 sq ft |

First Floor:

| | | |
|------------------|--------------------|--------------------|
| Offices | 66.89 sq m | 720 sq ft |
| Mezzanine Stores | <u>122.63 sq m</u> | <u>1,320 sq ft</u> |
| Sub Total | 189.52 sq m | 2,040 sq ft |

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|--------------|--------------------|--------------------|
| Total | 766.52 sq m | 8,250 sq ft |
|--------------|--------------------|--------------------|



Business Rates

The current rateable value is £40,250 pa . For rating purposes the premises are shown as No.28 Livingstone Way.

Energy Performance Certificate

The current asset rating is E92.

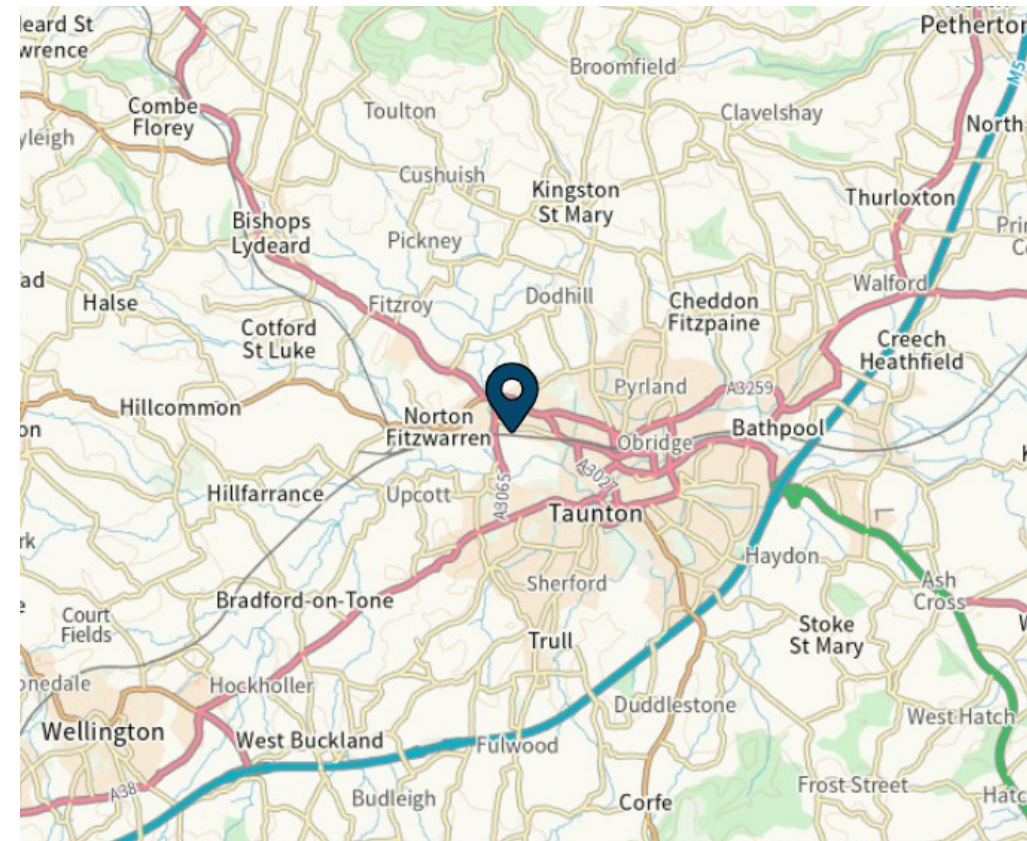
A full copy of the EPC is available upon request.

Terms

The property is available via a new full repairing and insuring lease for a term by arrangement. Offers in the region of £71,000 pa.

VAT

We are advised the property is registered for VAT therefore VAT will be payable on the rent.



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Viewing

Strictly by appointment with sole agents:

Greenslade Taylor Hunt, 9 Hammet Street, Taunton, Somerset, TA1 1RZ

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