



Storage / Workshop Units

TO LET



**Units 1, 2 and 4 Fairoaks Business Park, Norton Fitzwarren,
Taunton, TA4 1BZ.**

- Three recently converted storage / workshop units on an established business park.
- Located along the B3227 connecting Taunton to Milverton.
- Each unit is approximately 566 sq ft.
- Available for a term of six years.
- Rent: £5,200 per annum / £100 per week. (+VAT)

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LOCATION

The units are located on Fair Oaks Business Park in Norton Fitzwarren, which is conveniently located adjacent to the B3227 linking Taunton (4.5 miles to the east) with the nearby towns of Cotford St Luke and Milverton.

J25 of the M5 motorway is located approximately 6.3 miles to the west.

DESCRIPTION

Units 1, 2 and 4 form part of a recently converted terrace providing five units.

The units are all of a similar size and suited for storage or workshop use.

There is onsite communal WC facilities, as each unit does not have this facility.

Each unit benefit from single phase electricity, a front electric roller shutter door (width 2.8m, height 3.0 m) and a security pedestrian door. Min eaves height is 4.40 m rising to 5.0 m.

Fair Oaks Business Park has good security, with CCTV and a metal herring front fence with a large double gate entrance.

Motor trade or vehicle repairs will not be considered by the Landlord.

ACCOMMODATION

Unit 1:	563 sq ft	52.27 sq m
Unit 2:	566 sq ft	52.63 sq m
Unit 4:	569 sq ft	52.86 sq m

Units 1 and 2 could be let to one occupier, if required and available.

BUSINESS RATES

The Rateable Values are presently not available. Once this has been updated by the VOA the information will be provided.

TERMS

A new lease for a minimum term of six years, on full repairing and insuring terms at £5,200 per annum / £100 per week per unit.

VAT

The rent is exclusive of VAT. VAT is payable.

EPC

An energy performance certificate for the units have been commissioned and will be available in due course.

LEGAL COSTS

The ingoing tenant is to be responsible for a contribution towards the Landlords reasonable legal costs incurred. The Landlord has a standard lease which will be used.

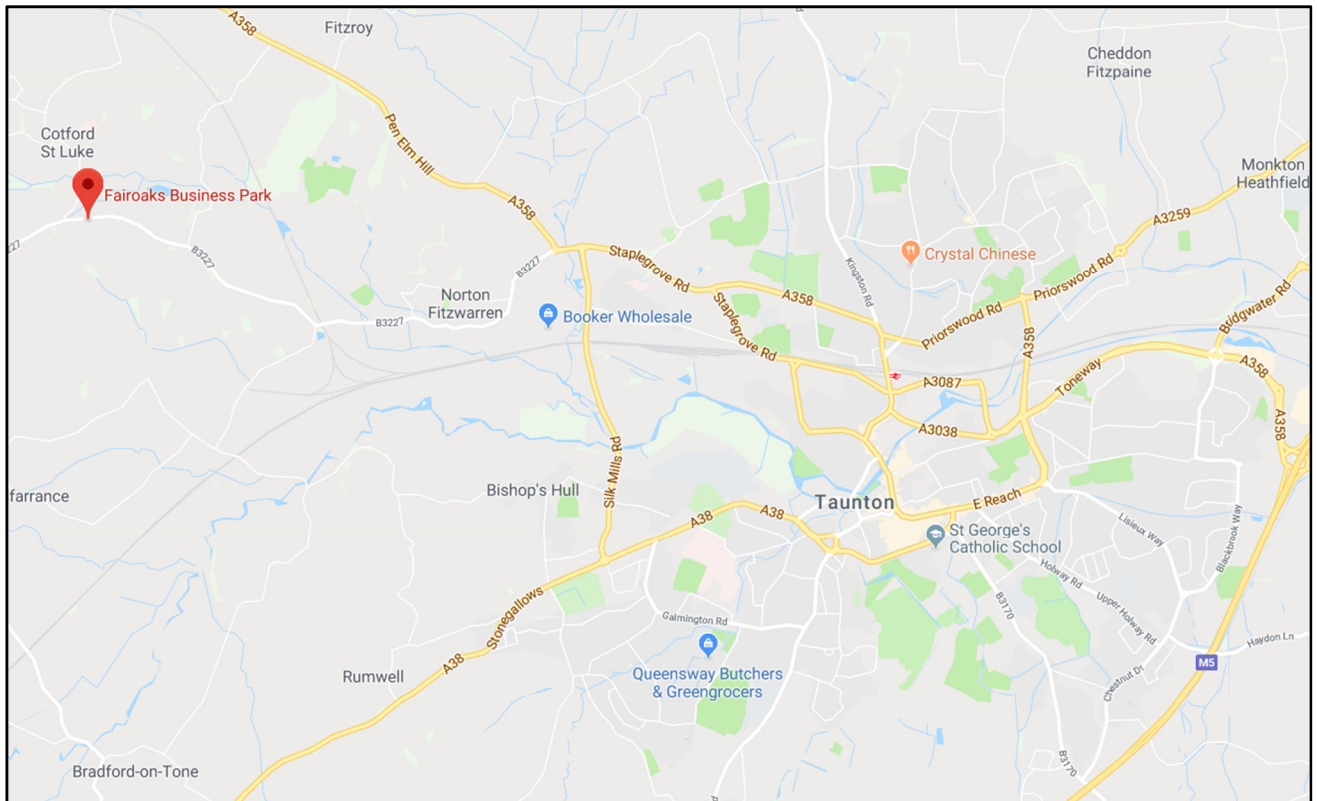
CONTACT

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LOCATION MAP



VIEWINGS - Please contact:

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These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.