



Workshop / Storage Premises
FOR SALE



Meteor House, Culmhead Business Park, Culmhead, Taunton
TA3 7DY.

- Suitable for workshop, storage or light industrial purposes.
- Ground Floor – 1,610 sq ft / 149.57 sq m.
- Mezzanine - 750 sq ft.
- Adjacent on-site car parking area.
- Front roller shutter door.
- Guide Price: **£80,000.**

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LOCATION

The property, Meteor House, is located on Culmhead Business Park, approximately 7 miles to the south of Taunton and with access to the M5 being approximately 9.2 miles to J25 at Taunton and 7 miles to J26 at Wellington.

DESCRIPTION

The premise forms part of Meteor House, providing a front workshop area on the ground floor with side office and kitchenette. There are also two separate WC's within the front workshop area inside the double pedestrian glazed entrance, to the right of the unit's front roller shutter door.

Within the front workshop there is a mezzanine floor of wood construction providing additional storage. At the rear of the workshop there is an internal pedestrian doorway leading into a rear office/workshop area.

Culmhead Business Park was formerly a MOD base and has since become a multi-occupied park providing office, warehouse and light industrial accommodation.

Internally the premise has been finished to a good standard, with a concrete floor, hanging modern strip light fixtures and benefits from three phase electricity. The eaves height within the unit is 4.25m / 14 ft.

ACCOMMODATION

Our measured internal floor areas are approximately as follows:-

<u>Ground Floor:</u>	1,610 sq ft	149.57 sq m
<u>Mezzanine:</u>	<u>750 sq ft</u>	<u>69.67 sq m</u>
Total:	2,360 sq ft	219.24 sq m

BUSINESS RATES

Rateable Value is £7,400. Interested parties should make their enquiries with the Local Authority to ascertain the rates payable. A change in occupation may result in a change in the rating assessment.

GUIDE PRICE

The freehold interest is available at a guide price of £80,000.

VAT

VAT, if applicable, payable at the prevailing rate.

EPC

An EPC has been commissioned. Further details at <https://www.ndepcregister.com>

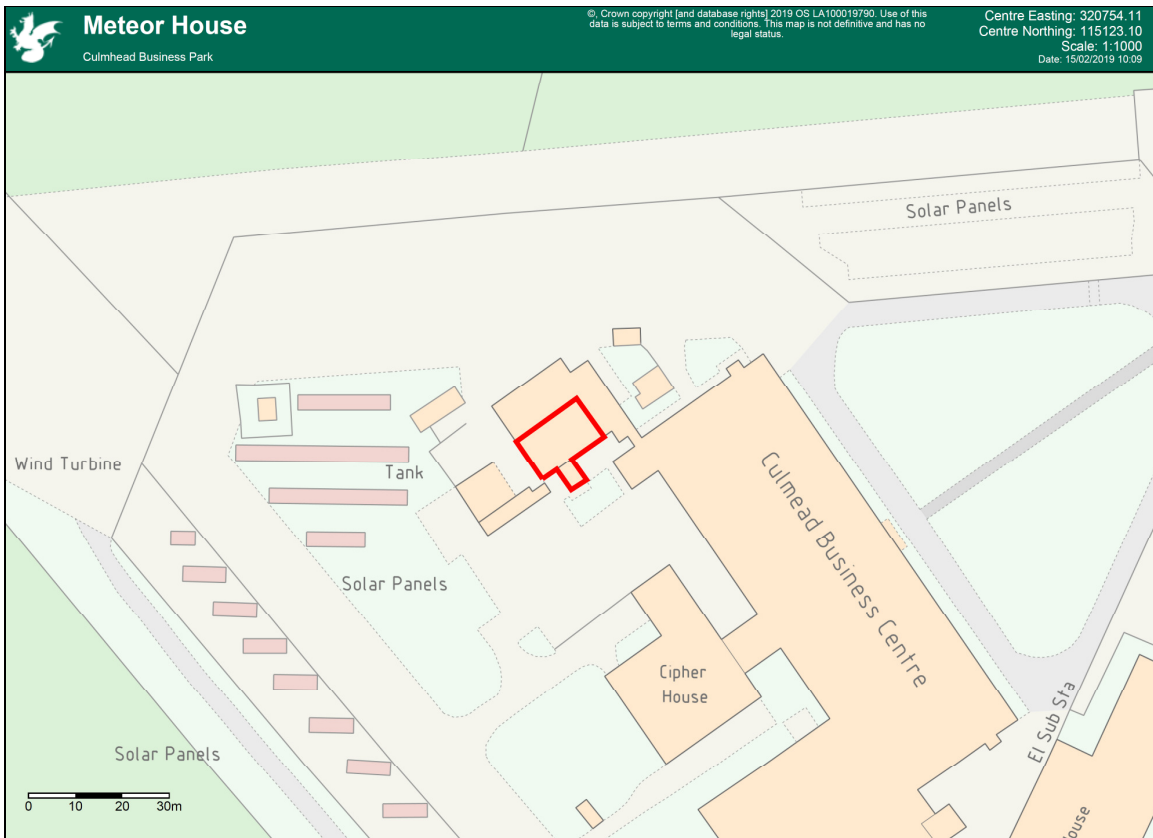
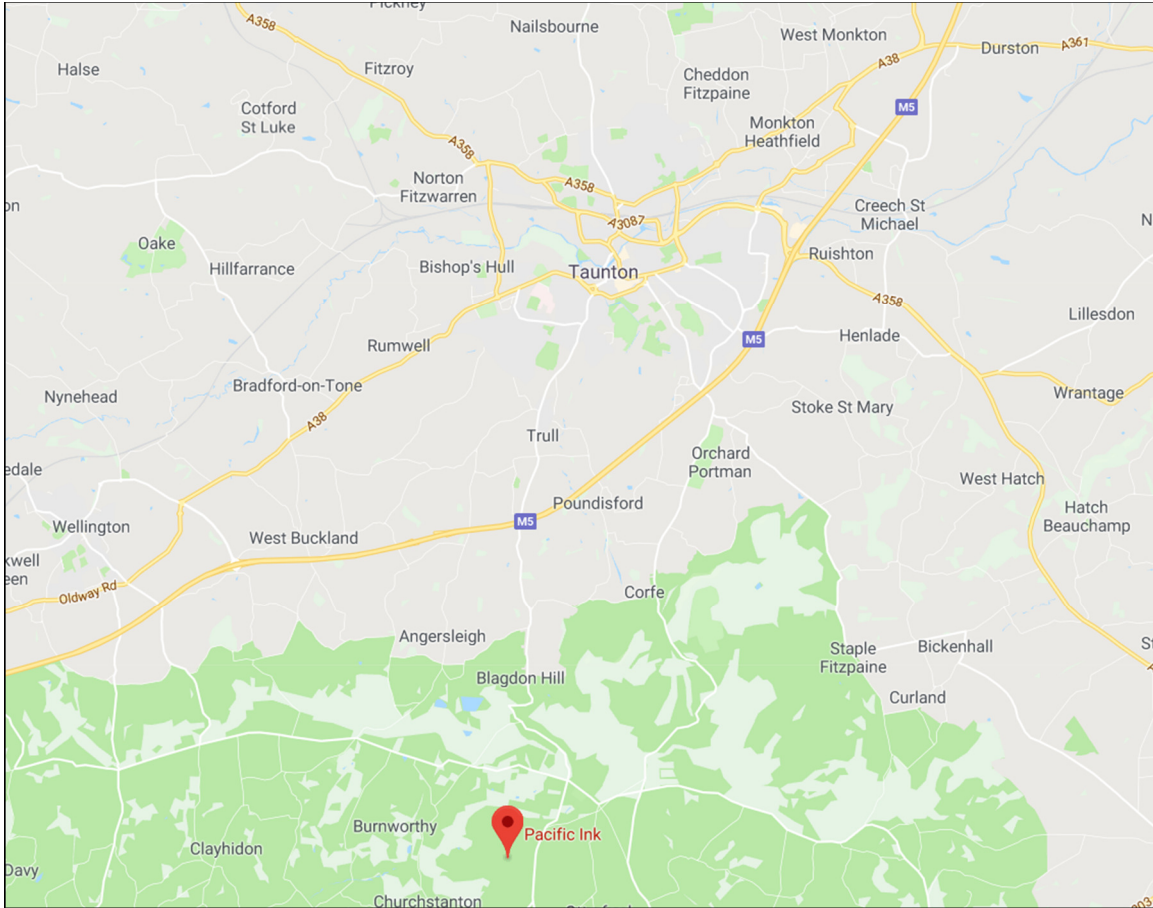
FURTHER INFORMATION:

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LOCATION AND SITE PLAN –



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