



Office/Storage/Workshop Premises **TO LET**



Unit 2 Taunton Crematorium, Wellington New Road, Taunton, Somerset, TA1 5NE.

- Ground floor premises on the site of the Taunton's Crematorium.
- Located on a main arterial route into the town.
- Accommodation: 346 sq ft / 32.17 sq m.
- Rent: £4,500 per annum / £375 per calendar month.

Contact: Tony Mc Donnell MRICS
Mobile: 07771 182608
Email: tony@cluff.co.uk

Chris Cluff MRICS
07802 385746
chris@cluff.co.uk

LOCATION

Located along Wellington New Road, a main arterial route into the centre of Taunton; being a busy shopping area with a variety of businesses including Wetherspoons, Poundstretcher, C&H Carpets and a number of restaurants, licensed and take away premises.

The premise's is set within the grounds of Taunton's Crematorium.

DESCRIPTION

The property provides good quality space suitable for office use or as workshop/storage.

The premises benefits from mains electricity. There is wall mounted electric heating and inset spot lighting within the premises.

ACCOMMODATION

Ground Floor:

Total: 346 sq ft 32.17 sq m

BUSINESS RATES

The rateable value is yet to be separately assessed. This will be undertaken once occupation has commenced.

TERMS

Flexible lease terms available subject to a minimum term of 5 years, on full repairing and insuring terms at £4,500 per annum. A security deposit will be required.

EPC

TBC.

LEGAL COSTS

Each party will be responsible their own legal costs incurred.



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