



Unit / Workshop
TO RENT



Unit 26, Acorn Centre, Livingston Way, Bindon Road, Taunton, TA2 6BD

- Established trading estate.
- Unit 26 – 750 sq ft / 70 sq m.
- New lease available for a term of 6 years.
- Rent: £9,000 per annum / £750 per month.

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LOCATION

Unit 26 is situated within the popular Bindon Road commercial area, close to Silk Mills Road, and to the West of Taunton town.

It is within reach of the town centre, and also to Junction 26 of the M5, via the A38, approximately 6 miles to the South at Wellington.

There is a local shopping centre at Livingstone Way with useful facilities.

DESCRIPTION

A modern workshop unit constructed in the 1980's built of steel portal frame, with a roof of insulated steel cladding incorporating roof lights.

Access is by an insulated roller shutter door for loading, and an adjoining personnel door. There is a fire exit door to the rear.

To the frontage is a good sized parking area laid to tarmac.

Inside the unit there are two partitioned offices, and a ground floor disabled size WC. The workshop area has strip-lighting. There is a sink unit and cupboard within the workshop area which also has 2 wall mounted radiant heaters.

Three phase electricity, water and drainage. Gas is available for connection if required.

ACCOMMODATION – Approximate measurements:

Unit 26:	70 sq m	750 sq ft
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BUSINESS RATES

The Rateable Value is approximately £5,900 per annum.

Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment in the rating assessment.

RENT

The unit is available to rent via a new lease for a minimum term of six years at an annual rent of £9,000 per annum. A three month rent deposit is required at the start of the lease. Rent is payable in advance.

VAT

No VAT is payable.

EPC

Commissioned, available in due course.

LEGAL COSTS

The tenant will be responsible for a contribution towards the Landlords reasonable legal costs incurred.



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.