



## Unit 5

Cornishway North, Galmington Trading Estate, Taunton, TA1 5LY

### Modern end of terrace industrial unit to let

**3,853 sq ft**  
(357.96 sq m)

- Self contained yard
- Established trading estate located c. 1 mile from town centre
- LED lighting

## Summary

Available Size	3,853 sq ft
Rent	£35,000 per annum
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (83)

## Description

The property comprises an end of terrace warehouse under a metal pitched insulated roof with brick and profiled metal cladding on the elevations. The property benefits from a self contained yard area to the front exterior, LED lighting throughout the warehouse, office accommodation with kitchenette and WC's

## Location

The unit is located on the Galmington Trading Estate with easy access off Wellington New Road (A38), a main arterial route, to the south west of Taunton and within easy reach of the town centre. Junction 25 and 26 of the M5 motorway are easily accessible. Wellington New Road is a busy route and is popular with retail & showroom occupiers whilst Galmington Trading Estate provides accommodation for trade counter, manufacturing and distribution companies including local and national businesses. Nearby occupiers include Screwfix, National Tyres, Topps Tiles, Bradfords and CRS Building Supplies.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 5	3,853	357.96
<b>Total</b>	<b>3,853</b>	<b>357.96</b>

## Viewings

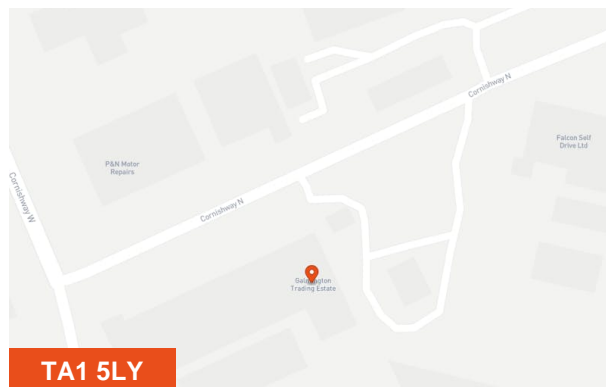
Strictly by prior arrangement with the agents.

## Terms

Available by way of assignment / sublease of the unexpired term of the lease from 15/6/2022 - 14/6/2028, alternatively consideration may be given to the granting of a new lease, rent and service charge available upon application.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.



## Viewing & Further Information

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