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RMW knight
CHARTERED SURVEYORS

To Let

Unit 2
63 Station Road
Ilminster
Somerset, TA19 9BQ

6,500 Sq Ft
(603.85 Sq M)

Key features

- Newly refurbished
- Close to A303 & A358
- Scope to add mezzanine if needed
- Exclusive Yard
- Available on a New Lease
- 6,150 Sq Ft Unit opposite also available by way of separate negotiation.

LOCATION
<1 mile from A303 & A358, <6m from Chard, <12 miles from Taunton and <17 miles from Yeovil (Source: Google Maps)

The site is accessed from Station Road or Harts Close off Canal Way.

Nearby occupiers include Brakes Motor Company, O&H Removals, Bradfords Building Supplies and Jewsons.

DESCRIPTION
A rectangular shaped industrial unit with lighting, newly clad elevations, a new roller shutter door to front of 5.40m / 17' 6" high x 7.40m / 24' 3" wide, 3 phase electricity and mains water connected. WC facilities to be installed in a location to be agreed.

Minimum eaves height of 4.68m / 15' 4"
Floor to ridge height of 8.56m / 28' 1"

The unit benefits from allocated parking, shared use of the yard and exclusive use of the yard to the side.

DEMISE	SIZE (sq ft)	SIZE (sq m)
Unit 2	6,500 Sq Ft	603.85 Sq M
Exclusive Yard Area	2,138 Sq Ft	198.67 Sq M
GROSS INTERNAL AREA	**6,500 Sq Ft**	**603.85 Sq M**

PLANNING
We understand the property currently has consent for B2 Industrial type uses. It may be suitable for other uses subject to Landlord approval and obtaining the necessary planning consents.

LEASE TERMS
Immediately available. Rent and terms on application. Please note, any tenancy is to be excluded from Sections 24-28 of the Landlord & Tenant Act 1954 Part II.

SERVICE CHARGE
Landlord to recover a fair proportion of costs of repairs and maintenance to the common parts.

BUSINESS RATES
This property is currently part of a larger assessment and is due to be individually assessed.

LEGAL COSTS
Each Party is to bear their own legal and professional costs.

VALUE ADDED TAX
Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers receive will be assumed to be net of VAT unless stated otherwise. We understand exemption from VAT has been waived and therefore VAT will be payable on the rent.

ENERGY PERFORMANCE CERTIFICATE (EPC)
The EPC rating for this property is 72 (Grade C)

FIXTURES AND FITTINGS
All fixtures and fittings are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the owners nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.

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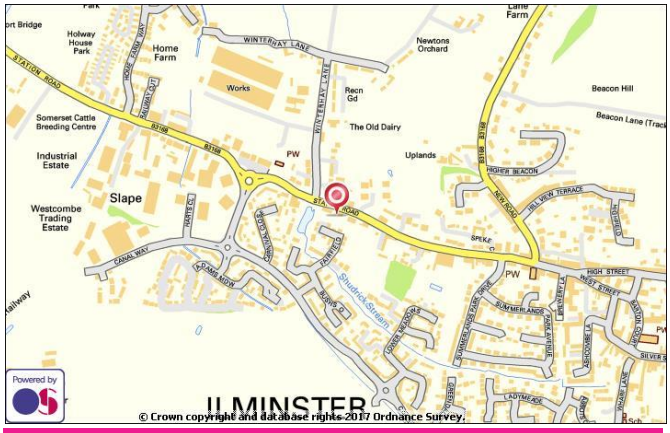

Viewing Arrangements:

Strictly by appointment with the sole agents RMW Knight;

01935 432044 yeovil@rmwknight.com

or 01749 676023 wells@rmwknight.com

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