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Commercial Property Letting & Sales

Tel: 01823 333391

## For Sale/To Let, 12,487 ft Factory/Store, Ford Road, Wiveliscombe, Taunton, TA4 2RE

**£48,000** / per Year - ID: 2327 - Exmoor › Taunton › Wiveliscombe - Factory/Warehouse › Storage › Trade Counter › Warehouse

┆ 3 Phase electricity    ┆ Good Access to Exmoor and West Somerset    ┆ Storage Yard



**For Sale/To Let, 12,487 ft  
Factory/Store, Ford Road, Wiveliscombe, Taunton, TA4  
2RE**



**Address:** Ford Road, Wiveliscombe, Taunton, TA4 2RE

**Description:** This property is available due to expansion of the previous tenant. The property provides a range of workshops, stores, offices and staff facilities on the ground floor. There is also a first floor office which was a large flat of 1390 ft.

Eaves heights vary in the workshop areas from 2.2- 4.3m. The property has a 3 phase electricity of 140kva. There is mains water and drainage but no gas.



**Location:** Situated close to Exmoor Ales, Cotleigh Brewery and RGB Building Supplies on the East side of the town.

**Post Code:** TA4 2RE

**Contact Number:** McKinlays Commercial 01823 333391

**Property Status:** For Sale/To Let

**Accommodation:** (Measurements GIA/NIA)

The accommodation provides 10,000ft of workshop/store, 1000ft of offices and staff facilities and 1390 ft of first floor offices(Flat)

**Outside:** Large yard to front and side.

**Terms:** Available by way of a new lease for a term to be agreed.

**Rent:** £48,000 pax

**Sale:** £550,000 freehold with vacant possession.

**Rent Reviews:** Rent reviews will be three or five yearly, as appropriate.

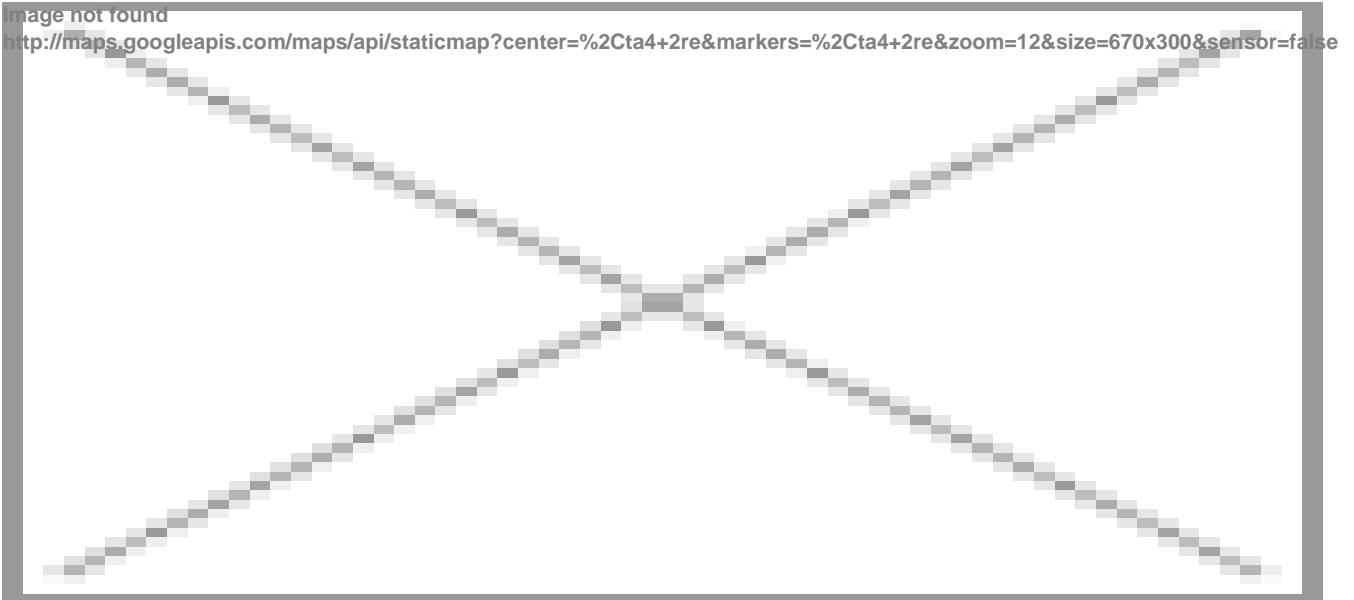
**Building Insurance:** Landlord to insure and tenant to reimburse.

**Energy Performance Certificate Rating:** TBA

## Listing Gallery



## Property Location



**John Capstick**



**Email:** commercial@mckinlays.co.uk  
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## Property URL



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