

NEW BUILD LIGHT INDUSTRIAL UNIT TO LET

Minehead

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PROPERTY CONSULTANTS



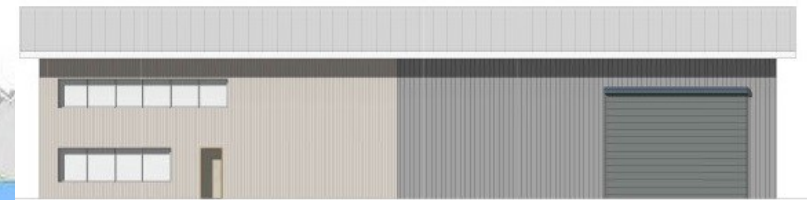
New Build light industrial unit proposed but other proposal may be considered

**Plot 2, Luttrell Way
Off Seaward Way
Minehead
Somerset
TA24 6DF**

6,000 sq ft
(557 sq m) gross approx.

Design & Build Leasehold available (construction yet to be commenced)

Alternative proposals will be considered (subject to necessary consents)



Plot 2, Luttrell Way, Off Seward Way, Minehead, Somerset, TA24, 6DF

Location

The proposed unit is situated off Luttrell Way, close to its junction with Seward Way around 1.5 miles from the town centre. The town's hospital is located further along Luttrell Way, with other facilities including leisure & retail within the town centre..



Description

Planning consent was granted for the construction of two light industrial units (planning ref. 3/21/18/021) in October 2019. The subject property will comprise a unit with ground floor storage/workshop with access via an up and over loading door, with office/reception and ground floor WC accommodation, with potential for further office accommodation above.

To the front of the building is an access way to the loading door with 16 parking spaces.

Services

We are advised that main electricity, water and drainage services are to be connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Accommodation

Area	Sq ft	Sq m
TOTAL GIA	6,000	557

All measurements are approximate Gross Internal Areas.

Planning

We understand that the proposed building has planning consent for B1(c) Light Industrial use (Planning Ref. 3/21/18/021) but all interested parties should make their own enquiries to the Planning Department of Somerset West and Taunton Council by visiting www.somersetwestandtaunton.gov.uk.

Lease

The accommodation is offered by way of a new full repairing and insuring lease with other terms by negotiation. Construction of the unit will commence once a pre-lease agreement has been completed.

Alternatively, other proposals for the site will be considered (subject to the necessary consents).

Legal Costs

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

Rent/Price

Upon request.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

Or An EPC will be commissioned upon completion of the building.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

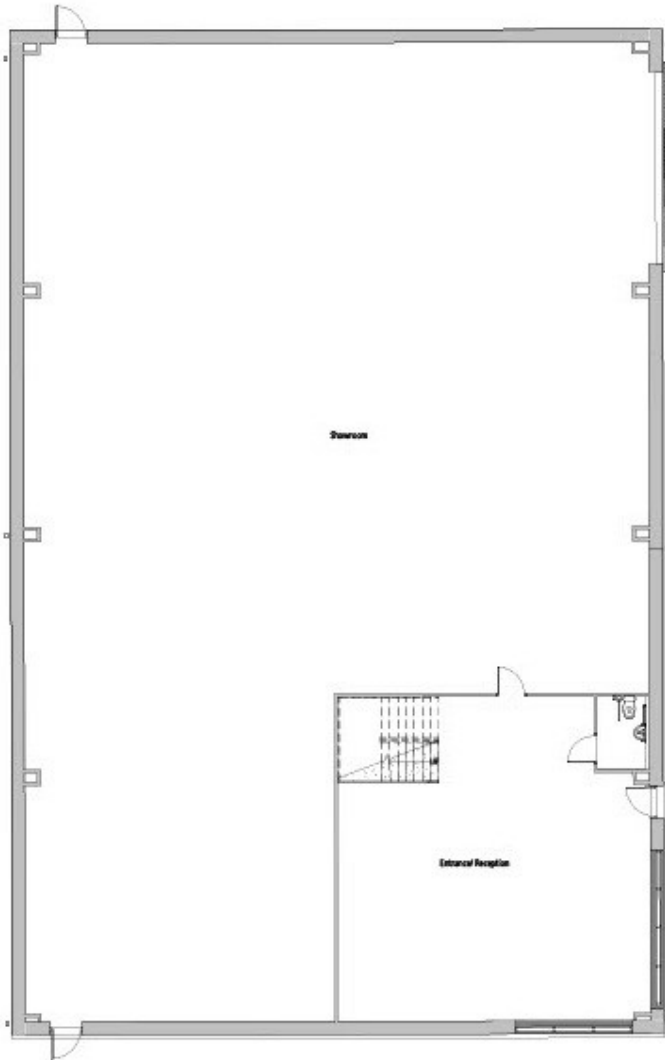
These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

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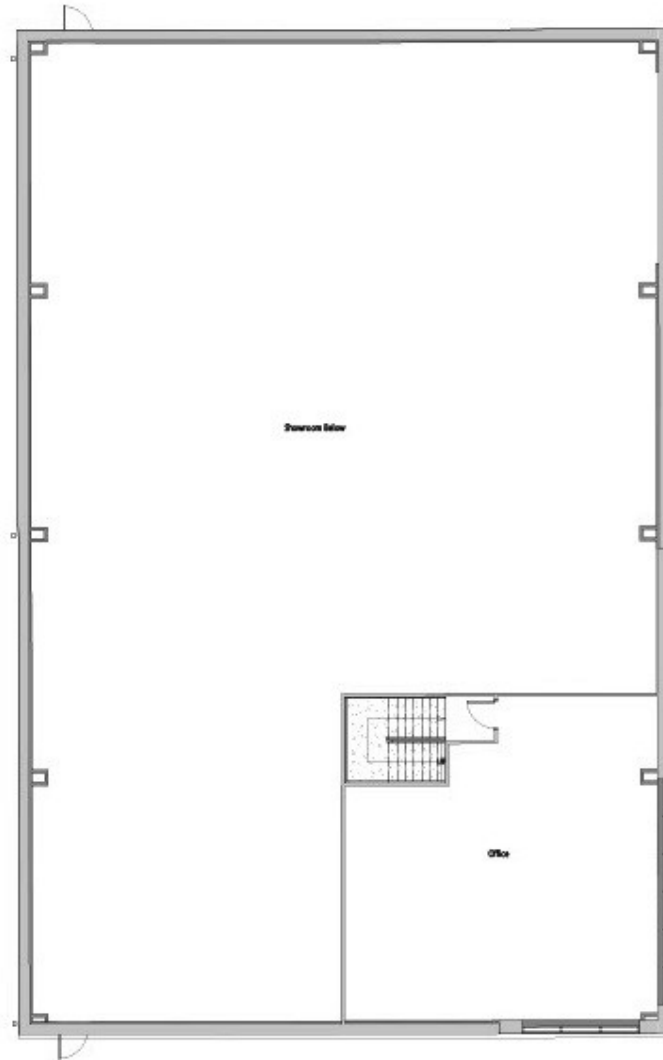
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Indicative Floor Plans



1 Lighting Unit - Ground Floor



2 Lighting Unit - First Floor

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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