



## TO LET OR FOR SALE

TRADE / ROADSIDE ZONE

**2,000 – 35,000 SQ FT**  
(186 – 3,252 SQ M)

JUNCTION 26 M5  
CHELSTON, WELLINGTON  
SOMERSET TA21 9AD

[www.westpark26.co.uk](http://www.westpark26.co.uk)

SUMMERFIELD



Westpark 26 comprises a mixed-use business park in excess of 40 acres (16 hectares) conveniently located approximately half a mile from Junction 26 of the M5 motorway and fronting the A38.



Warehouse/Distribution Zone  
10,000 – 80,000 sq ft

Business/Office Zone  
3,000 – 13,000 sq ft

Trade/Roadside Zone  
5,000 – 35,000 sq ft

SOLD

Trade/Roadside Zone  
2,000 – 6,000 sq ft





### Trade/Roadside Zone

The Trade / Roadside Zone is a highly prominent opportunity providing shell units from 2,000 – 35,000 sq ft (186 - 3,252 sq m). Other surrounding occupiers include a Shell petrol filling station incorporating a Subway, Costa Coffee, Budgens, Travelodge hotel and Marston's public house.

### Location

The Trade / Roadside Zone is located fronting the busy main arterial route A38 and half a mile from Junction 26 of the M5 motorway.

### Traffic Flow

Daily flows of traffic on the A38 West Buckland Road passing the Trade / Roadside Zone are approximately 16,000 vehicles per day.

### Specification

- Each benefits from using:
- Electric loading doors
- Min 6m to underside of eaves
- Aluminium glazed entrance door and side window
- Micro-rib cladding
- Good car parking and loading yard.
- Floor loading from 30 kN/sq m

### Planning

Westpark 26 has outlined planning consent for Use Class B8 with ancillary trade counter.

### Demographics

Within a 15 minute drive time of Westpark 26 there is a population (aged 16 -64) of 52,747 within 39,041 households.

In addition the Taunton Deane Borough Council identifies Wellington as a focus for new housing with the allocation of 2,500 new dwellings of which a proportion are currently under construction.

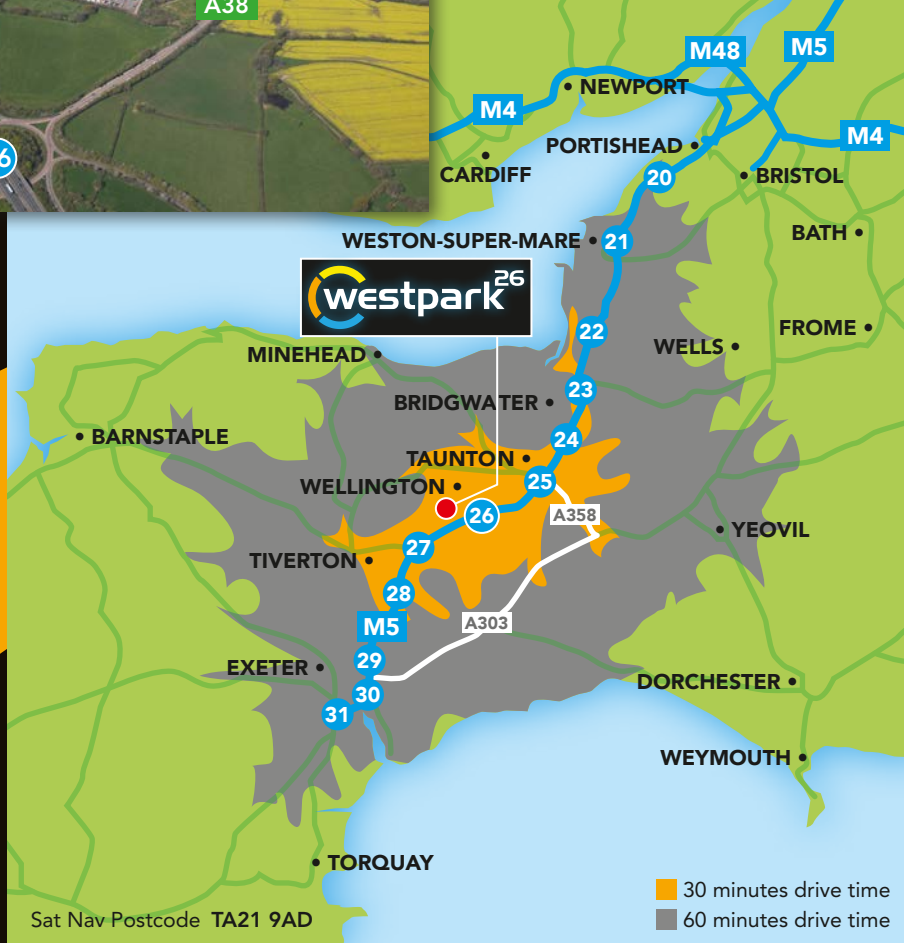
Gross Family Income	Households	% of Households
>£60,000	323	1
£50,000 - £60,000	2,006	5
£40,000 - £50,000	6,784	17
£30,000 -£40,000	16,333	42
£20,000 - £30,000	11,437	29
£0 - £20,000	2,194	5
<b>Total Households</b>	<b>39,041</b>	<b>100</b>

(Source CACI Ltd)

### Tenure

Freehold and leasehold options are available. Price and rents upon application.





[www.westpark26.co.uk](http://www.westpark26.co.uk)



Summerfield is an established property development company with a longstanding reputation for developing a range of commercial property, managing and maintaining a diverse and growing property portfolio, and building and selling quality new homes throughout the South West.

Please contact the agents

**alder king**  
PROPERTY CONSULTANTS  
0117 317 1000  
01823 444 879  
[www.alderking.com](http://www.alderking.com)

**JLL**  
+44 (0)117 927 6691  
+44 (0)1392 423696

Important Notice. 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. HD1692/AK/JLL/Hollister 09/15.