

THE WELLINGTON BUSINESS PARK

Near J26 of the M5, Wellington, Somerset, TA21 9HP



PRELIMINARY INFORMATION



Industrial / Warehousing Units
from 1,120 ft² to 59,734 ft²
(104 m² to 5,550.73 m²)

Open storage land
from 0.25 acres to 1.5 acres
(0.10 hectares to 0.6 hectares)

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A prime West Country location for business to flourish

WHY WELLINGTON?



Prime location near Wellington in the county of Somerset, the South West of England



For overseas logistics served by Portbury and Avonmouth Docks



The ideal business premises adjacent to the A38 just off the Chelston roundabout



For international travel served by Bristol International Airport and Exeter Airport



Within 1/2 mile of J26 of the M5 motorway and easy access to the A303



Amenities close by including hotels, shops, restaurants takeaway chains and gym



A convenient location point well placed for South West distribution networks



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

IDEALLY LOCATED

The area is a well established employment locality with Chelston Business Park which comprises a mixed use business park in excess of 60 acres (24 ha) with occupiers including a Nissan car showroom, Flip Out Somerset and various offices, business and warehouse units.

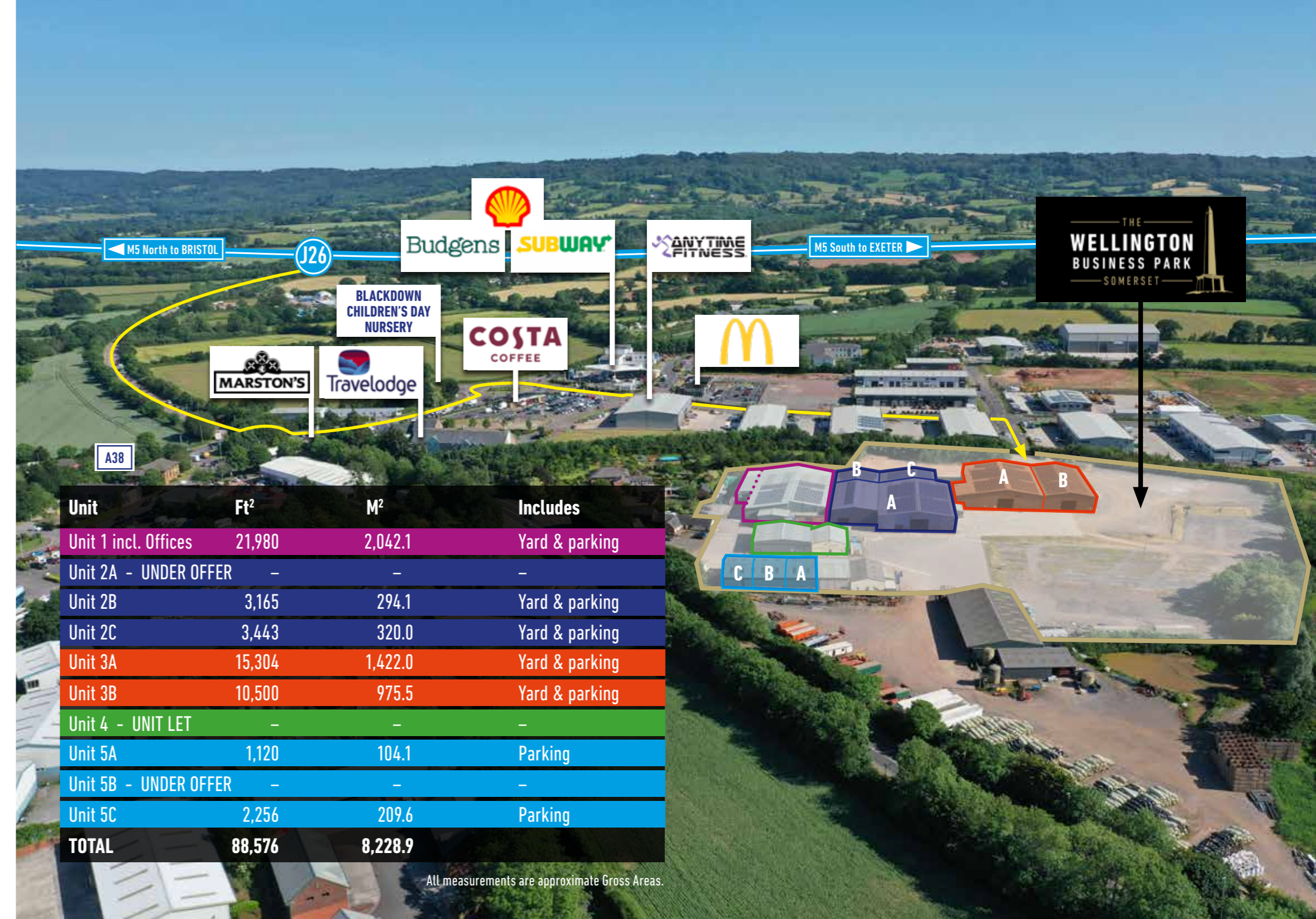
The neighbouring Westpark 26 comprises a mixed use business park in excess of 40 acres (16 ha) and includes Travelodge, pub/restaurant, petrol filling station, Costa Coffee, McDonalds, Anytime Fitness gym and a range of business / warehouse units.

THE PREMISES

The units can be combined to suit occupier's exact requirements. The site includes open storage land of up to 1.5 acres (0.6 hectares) which can be split to provide smaller yard areas / secure compounds.

The buildings are generally of modern steel portal frame with insulated profile cladding to the elevations and roofs and would suit both manufacturing and warehouse use. Internally they have concrete floors, a mixture of fluorescent and sodium lighting and loading doors, some of which include loading canopies.

The site also includes a weighbridge that is accessible for the use of all occupiers. Each unit includes allocated parking.

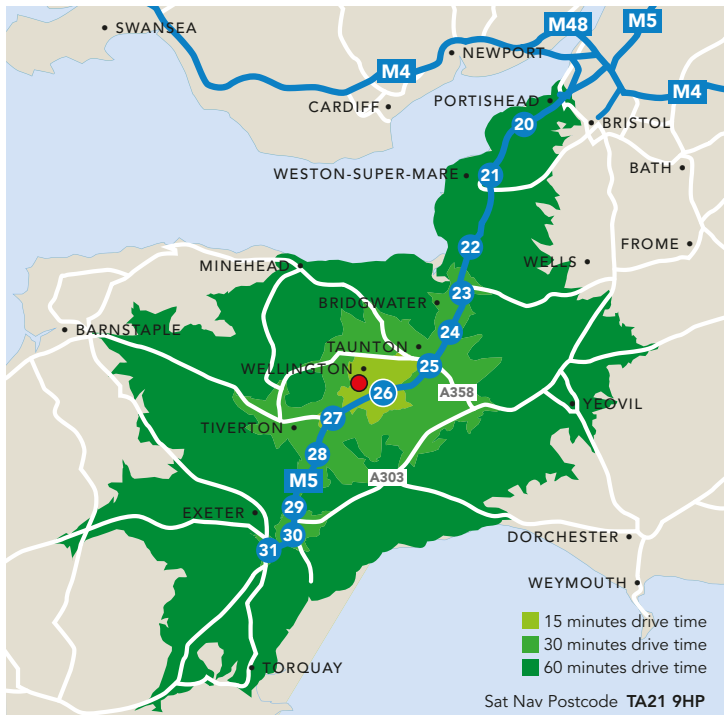
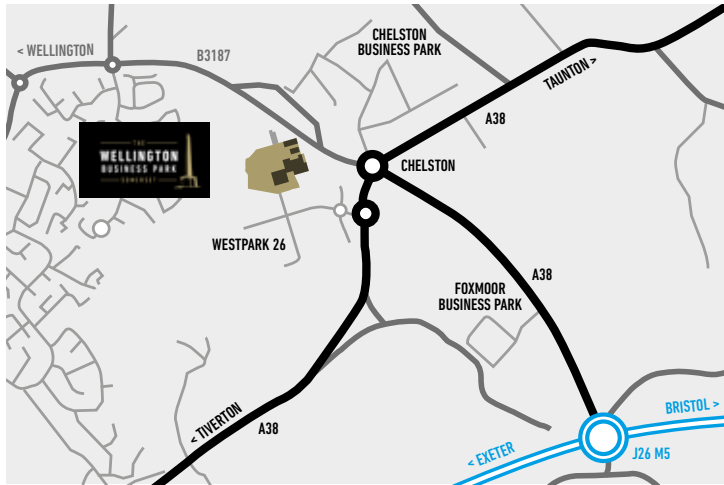


Unit	Ft ²	M ²	Includes
Unit 1 incl. Offices	21,980	2,042.1	Yard & parking
Unit 2A - UNDER OFFER	-	-	-
Unit 2B	3,165	294.1	Yard & parking
Unit 2C	3,443	320.0	Yard & parking
Unit 3A	15,304	1,422.0	Yard & parking
Unit 3B	10,500	975.5	Yard & parking
Unit 4 - UNIT LET	-	-	-
Unit 5A	1,120	104.1	Parking
Unit 5B - UNDER OFFER	-	-	-
Unit 5C	2,256	209.6	Parking
TOTAL	88,576	8,228.9	

All measurements are approximate Gross Areas.

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FURTHER INFORMATION

Lease

The units and land are offered by way of new leases, outside the security of tenure provisions of the 1954 Landlord & Tenant Act, for a term of years to be agreed.

Rent

Upon application.

Business Rates

The property does not yet have a rating assessment. For confirmation of the rates payable, we recommend that all interested parties make enquiries of the local billing authority.

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.

Estate Charge & Site Management

An estate charge will be levied on all occupiers to cover the maintenance and upkeep of the common parts of the estate with the cost being allocated between occupants on a pro rata basis.

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 Greenslade Taylor Hunt and accordingly we recommend you obtain advice from a specialist source.

Viewing Arrangements

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



Greenslade Taylor Hunt
01823 33 44 55
www.gth.net

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Alder King Property Consultants
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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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A development by:

