

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.

Industrial Unit / Warehouse

**To Let**

**Unit 3A, Wellington Business Park, Wellington,  
Somerset TA21 9HP**

- Excellent communication links, within 1/2 mile of Junction 26 of the M5 motorway.
- Quality industrial unit suitable for a variety of uses.
- Roller shutter door (6m high x 5.9m wide) and allocated parking.
- Unit totalling 1,422 sq m / 15,306 sq ft. The unit could be split into either 650.44 sq m / 7,001 sq ft or 771.5 sq m / 8,305 sq ft.

**New lease by arrangement from £66,500 per annum**

## Location

Wellington Business Park is strategically located adjacent to the established Westpark 26 and Chelston Business Park in Wellington, Somerset.

The business park is near the main A38 Taunton to Exeter Road and has immediate access to the national road network via J26 of the M5 motorway within half a mile. The town is benefitting from established ongoing commercial and residential development.

Wellington has a population of approximately 12,000 and whilst providing a thriving town centre with good communications it offers a pleasant working environment.

## Description

The unit is of steel portal frame construction clad in insulated metal profiled steel. The unit benefits from the following features:-

- Suitable for a number of industrial, workshop and storage uses.
- Designated parking.
- Minimum eaves height of 6.50m.
- Roller shutter door (6m high x 5.9m wide) and separate pedestrian access.
- Mains water, drainage and three phase electricity.

## Floor Areas

Having measured, we calculate the gross internal area to be as follows:-

North End	771.56 sq m	8,305 sq ft
South End	650.44 sq m	7,001 sq ft
Total—Unit 3A	1,422.00 sq m	15,306 sq ft

## Business Rates

The property is yet to be assessed for rates. Interested parties should make their own enquiries to the local authority to ascertain the rates payable.

## Estate Management Charge

The unit is subject to an estate management charge currently levied at approximately 2.50% of the guide rent for landscaping and general upkeep of the common areas of the business park.

## Energy Performance Certificate

The unit has an Energy Asset Rating of C(58). A full copy of the EPC is available upon request.

## Terms

A new full repairing and insuring lease is available for a term by arrangement at £145,500 per annum for the whole, £79,000 per annum for the north end and £66,500 per annum for the south end.

## References/Rental Deposits

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

## VAT

We are advised the property is registered for VAT, therefore VAT will be payable on the rent and estate management charge.

## Viewing

Strictly by appointment with sole agents:-

Joseph Hughes / Zack Dennington

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Telephone: 01823 334455

Email: [joseph.hughes@gth.net](mailto:joseph.hughes@gth.net) /

[zack.dennington@gth.net](mailto:zack.dennington@gth.net)



## 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.