



gth

New Business / Industrial Units

West Park 26, Wellington, Somerset, TA21 9AD

Key Facts

- Flexible accommodation with units from 1,000 sq ft to 4,000 sq ft
- Latest panel technology providing thermal-efficiency and fire safety
- Electrically operated roller shutter door (2.88 m x 5.20 m)
- Allocated parking bays and loading/unloading areas in front of each unit
- Electric vehicle charging points available on site

Location

West Park 26 comprises a mixed-use business park in excess of 40 acres, conveniently located just off J26 of the M5 Motorway via the A38. Already on the established business park are amenities such as Travelodge, The Skylark Pub, Shell Petrol Station, Costa and McDonald's drive-through restaurants.

Wellington, with a growing resident population of 12,000, is situated close to Junction 26 of the M5 motorway, whilst the county town of Taunton is 7 miles to the East. The town continues to see notable expansion with both commercial and residential development projects increasing the demand for amenities in the town centre.

Description

The site already benefits from planning consent permitting manufacturing, general industrial, offices, warehousing and distribution uses under Classes E Part G, B2 and B8 of the Use Classes order 1987.

West Park 26 will provide up to 56 high quality, contemporary commercial units which are available to purchase on a 999 year lease. The units provide minimum eaves height of 6.96 metres whilst maximum eaves are 8.05 metres.

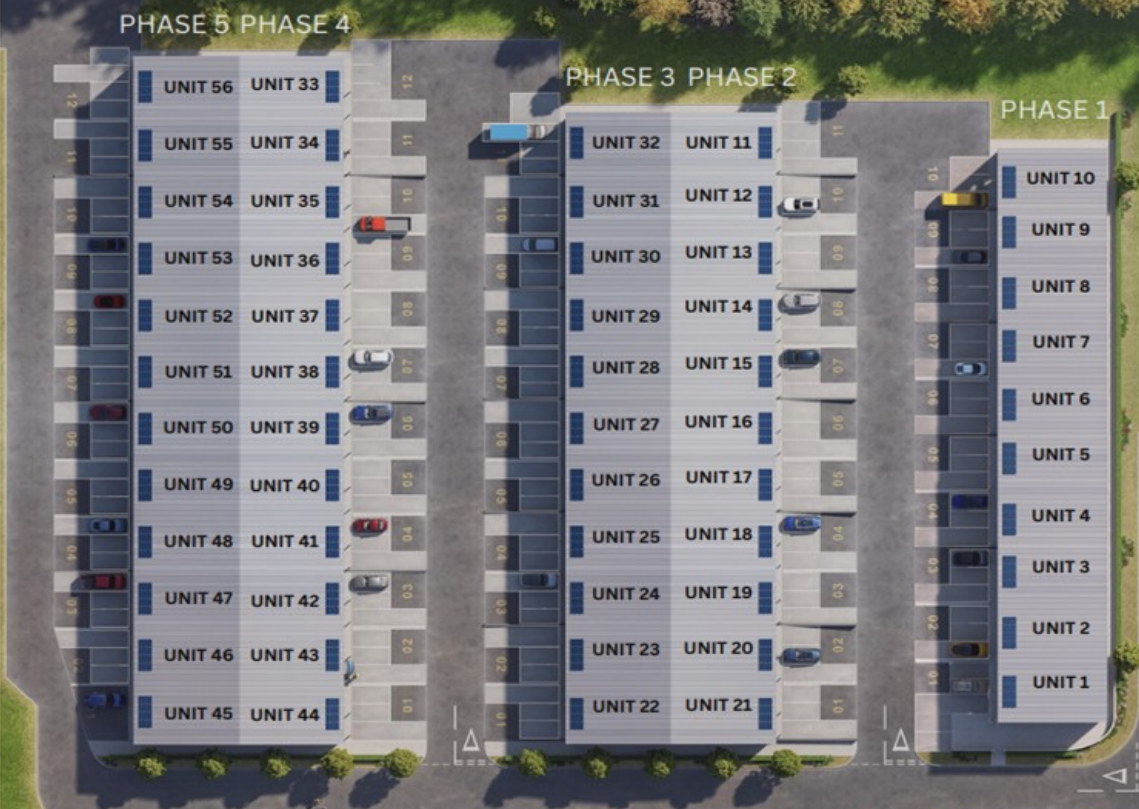
The new build units will be built to an excellent standard, offering durable, adaptable, energy efficient commercial accommodation suitable for a range of business uses with floor space options of 1,000 to 4,000 sq ft.



Indicative Photo of Block Design



Indicative Internal Layout - Half Mezzanine



Accommodation

The 56 units are positioned within three terraced blocks. They will be built to exacting standards offering durable, adaptable, energy efficient, commercial accommodation suitable for a range of business uses. With floor space options of 1,000 to 4,000 sq. ft. The units are available with either a full mezzanine, half mezzanine or in shell condition.

Each unit will provide the following:-

- Flexible accommodation layouts/option for bespoke layout
- Latest panel technology providing thermal-efficiency, fire safety and lifetime durability
- Double glazing
- Allocated parking bays plus a large loading area
- Electrically operated roller-door
- Full height glazed elevations suitable for future office use
- Solar PV roof panels incorporated
- Fittings for EV charging points
- Fibre broadband



Terms

The units are available to purchase on a long 999 year leasehold basis with prices starting from £190,000. A non-refundable deposit will be required to reserve any particular unit or units preferred. The target date for completion of Phases 1, 2 and 3 is February 2024.

The units are also available to lease for a term by arrangement from £13,500 per annum. 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 that the units are registered for VAT and therefore VAT will be payable on the purchase price or rent and estate management charges.



Phase 1	Availability	Phase 2	Availability	Phase 3	Availability
Unit 1	Reserved	Unit 11	Available	Unit 22	Available
Unit 2	Available	Unit 12	Available	Unit 23	Available
Unit 3	Reserved	Unit 13	Available	Unit 24	Available
Unit 4	Reserved	Unit 14	Available	Unit 25	Available
Unit 5	Reserved	Unit 15	Available	Unit 26	Available
Unit 6	Reserved	Unit 16	Available	Unit 27	Available
Unit 7	Reserved	Unit 17	Available	Unit 28	Available
Unit 8	Available	Unit 18	Available	Unit 29	Available
Unit 9	Reserved	Unit 19	Available	Unit 30	Available
Unit 10	Reserved	Unit 20	Available	Unit 31	Available
		Unit 21	Available	Unit 32	Available

The units are available in a variety of combinations either as one individual unit with a gross internal area of 1,000 sq ft or with a half span mezzanine (totalling 1,500 sq ft) or a full span mezzanine (totalling 1,960 sq ft).

There is also the possibility of combining the units to create a unit totalling up to 4,000 sq ft within Phases 2 & 3.

Viewing is strictly by appointment only with the marketing agents listed below:



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