

gth



Business Unit / Warehouse

TO LET

**Unit D, Block 3, Westpark 26, Chelston, Wellington,
Somerset, TA21 9AD**

- Excellent communication within one mile of Junction 26 of the M5 motorway.
- Situated on Somerset's premier business park.
- High quality unit suitable for a variety of uses.
- Unit totalling 865 sq ft to include warehouse and offices.

**New Lease by Arrangement:
Guide Rent £9,750 per annum**

Location

Westpark 26 is a substantial 40 acre business park strategically located adjacent to the established Chelston Business Park in Wellington, Somerset.

The business park fronts 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

Westpark 26 is the M5 corridor's premier business park which includes occupiers such as Howdens, Toolstation, Screwfix, Dulux Decorator Centre, Anytime Fitness, McDonalds and a Costa Drive Thru. The unit benefits from the following features:-

- Suitable for a number of industrial, workshop, office, and trade counter uses.
- Ideal for mezzanine first floor installation and quasi office use.
- Designated forecourts and parking.
- Minimum eaves height of 5.50m rising to 7.00m .
- Roller shutter door and separate pedestrian access.
- Two offices, stores and disabled WC.
- Mains water, drainage, gas and three phase electricity.

Floor Areas

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

Unit D	80.36 sq m	865 sq ft
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Business Rates

The valuation office website shows the premises to have a current rateable value of £7,300.

Energy Performance Certificate

The unit has an energy asset rating of C(69). Further details upon request.

Terms

A new full repairing and insuring lease is available for a term by arrangement at a guide rent of £9,750 per annum.

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

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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.