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Industrial Unit / Warehouse

To Let

**Unit 4A, 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 and allocated parking.
- Unit totalling 203.46 sq m / 2,190 sq ft with a mezzanine of 193 sq ft

**A new lease by arrangement at a guide rent of £20,800
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 constructed of steel portal frame construction and clad in insulated metal sheet cladding. The unit benefits from the following features:-

- Suitable for a number of industrial, workshop and trade counter uses.
- Mezzanine suitable for storage.
- Designated parking.
- Minimum eaves height of 4.74m and 3.93m.
- Roller shutter door 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:-

Unit 4A	203.46 sq m	2,190 sq ft
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The mezzanine included above is 193 sq ft.

Business Rates

We are advised by the Valuation Office that the premises' current rateable value is £19,750 per annum.

Estate Management Charge

The unit is subject to an estate management charge based upon the costs of maintenance and general upkeep of the common areas of the business park.

Energy Performance Certificate

The unit has an Energy Asset Rating of A(21). 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 £20,800 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.