

gth



Office Investment— For Sale

Unit E, 1 Hawkrige House, Summerfield Way, Chelston Business Park, Wellington, TA21 8YA

## Key Facts

- Prominently located fronting Chelston roundabout .
- Imposing building on the A38 and half a mile from the M5.
- Modern purpose built offices suitable for reconfiguration to suit requirements.
- Ground and first floors totalling 2189 sq ft inc. kitchen and store plus 15 parking spaces.
- Let to Tetra Tech Group Ltd until 25th January 2029.
- Rent 22,900 per annum reflecting £10.95 psf overall inc. carparking.
- Price £290,000 reflecting a net initial yield of 7.5%.



## Location

Hawkridge House is prominently located fronting Chelston roundabout adjacent to the A38 Taunton to Exeter road and within half a mile of Junction 26 of the M5 motorway.

The nearby town of Wellington, which is one mile to the west, has a population of 17,000 and provides a wide variety of shopping and leisure facilities. The town has benefited from substantial commercial and residential development in recent years with further growth in the pipeline. Westpark 26, south of Chelston roundabout, has a hotel, a public house, a petrol station, a Costa Coffee, a McDonalds, a Subway, a Creche and gym facilities.

The County Town of Taunton is 6 miles to the east, whilst Exeter and Bristol, both of which have international airports, are within 35 minutes drive.

## Description

Unit 1 Hawkridge House forms the southern half of a detached purpose built office building of cavity red brick construction with a pitched slate roof arranged over ground and first floors.

The self contained accommodation is predominately open plan with demountable partitioning providing a separate board room on the ground floor and a directors office at first floor level, although the premises are well suited to reconfiguration.

The first floor is accessed from a ground floor reception enabling the ground and first floors to be occupied separately if required. There is a disabled WC and separate shower room on the ground floor as well as a kitchen and a further WC at first floor level.

The accommodation has double glazed windows, suspended ceilings with compliant light fittings, gas fired central heating, floor boxes at first floor level and it is carpeted throughout.

There are 13 parking spaces referenced within the lease, although on site our client's ownership includes 15 spaces, 7 immediately outside the entrance to the building and 8 in an adjacent carpark.



## Accommodation

<u>Ground Floor</u>		
Offices	88.73 sq m	955sq ft
<u>First Floor</u>		
Offices	105.64 sq m	1137 sq ft
Kitchen	9.01 sq m	97 sq ft
<b>Total</b>	<b>203.73 sq m</b>	<b>2,189 sq ft</b>

## Services

Mains gas, electricity , water and drainage are connected.

## Tenancy Information

The property is to be sold subject to an 11 year full repairing and insuring lease expiring on 25th January 2029 with a tenants break option on 25th January 2026. The tenant, Tetra Tech Group Ltd ,pay a rent of £22,900 per annum.

## The Tenant

Tetra Tech Group Ltd ( Company No. 06595608 ) incorporated in May 2008 and are a leading provider of consulting and engineering services with 28,000 associates working worldwide.

Creditsafe list them with a risk score of 47 (Moderate) Lower Risk being above 50.

## Energy Performance Certificate

The Current asset rating is C A full copy of the EPC is available on request

## Tenure

The Freehold interest is available at a price of £290,000 reflecting a net initial yield of 7.5%.

The passing rent of £22,900 per annum reflects £10.95 psf overall including the 15 parking spaces. We are of the opinion that this is at a market level.

## VAT

We are advised the premises are registered for VAT therefore VAT will be payable on the purchased price.



## Viewings

Strictly by appointment via sole agents:

Greenslade Taylor Hunt  
8 Hammet Street  
Taunton  
TA1 1RZ  
T: 01823 334455

Joseph Hughes / Zack Dennington  
M: 07725 955437 / 07528115318  
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