

gth



Industrial Premises

TO LET

Unit 4, Monument View

Wellington, Somerset, TA21 9ND

- A modern industrial unit in a popular trading estate.
- Available now for a term by arrangement.
- Gross internal area 1,732 sq ft including 714 sq ft mezzanine.
- Less than one mile from Junction 26 of the M5 motorway.

Guide price: £13,600 per annum

Location

The unit is located within Monument View, a light industrial business park strategically located adjacent to the established Chelston Business Park in Wellington.

The unit is less than one mile from Junction 26 of the M5 motorway and the A38 Taunton to Exeter road, providing convenient access to the national road network.

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

A modern light industrial unit located within a popular attractive business park.

The unit provides open plan accommodation with WC and kitchenette facilities and a mezzanine for further storage. The unit benefits from a manually operated roller shutter, pedestrian doors and an area of yard to the front for loading and parking.

Floor Areas

Warehouse	94.53 sq m	1,018 sq ft
Mezzanine	<u>66.25 sq m</u>	<u>714 sq ft</u>
Total	160.78 sq m	1,732sq ft

Business Rates

We are advised by the Valuation Office that the premises' current rateable value is £8,600 pa.

Small Business relief of up to 100% is available to some occupiers with rateable values less than £15,000 pa.

Tenure

The unit is to let by way of full repairing and insuring lease with at a rent of £13,600 per annum for a term by arrangement.

VAT

We have been advised the property is registered for VAT and therefore VAT will be payable on the rent.

Services

Three phase electricity, water and drainage.

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.

Energy Performance Certificate

The property has a energy performance rating of E101. A full copy of the EPC is available upon request.

Viewing

Strictly by appointment with sole agents:-

Zack Dennington / Joseph Hughes

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.