

The logo for gth, consisting of the lowercase letters 'gth' in a white, sans-serif font on a red rectangular background.

Business Unit / Warehouse

## To Let

Unit C, Block 4, 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.
- Electronically operated roller shutter door and allocated parking.
- Unit totalling 1,463 sq ft to include a mezzanine.

New lease by arrangement. Guide Rent from £12,000 per annum

## Location

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

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.

Wellington has a population of approximately 12,000 and whilst providing a thriving town centre with good communications.

## 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. This unit benefits from the following features:-

- Suitable for a number of industrial, workshop, office, and trade counter uses.
- Mezzanine storage area already installed.
- Designated forecourts and parking.
- Minimum eaves height of 5.50m rising to 7.00m .
- Electrically operated roller shutter door and separate pedestrian access.
- Disabled WC.
- Mains water, drainage, gas and three phase electricity.

## Floor Areas

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

Ground Floor	81.35 sq m	877 sq ft
Mezzanine	54.42 sq m	586 sq ft
<b>Total</b>	<b>135.77 sq m</b>	<b>1,463 sq ft</b>

## Business Rates

The valuation office website shows the premises to have a current rateable value of £9,500. Small Business Rates Relief will be applicable to some occupiers with a rateable value less than £15,000.

## Estate Management Charge

The unit is subject to an estate management charge currently levied at approximately £0.20psf.

## Energy Performance Certificate

The unit has an energy asset rating of C(52).

## Terms

A new full repairing and insuring lease is available for a term by arrangement at £12,000 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

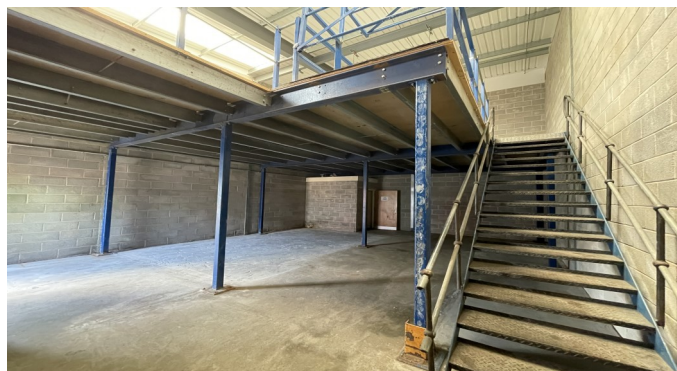
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## Important Notice

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.