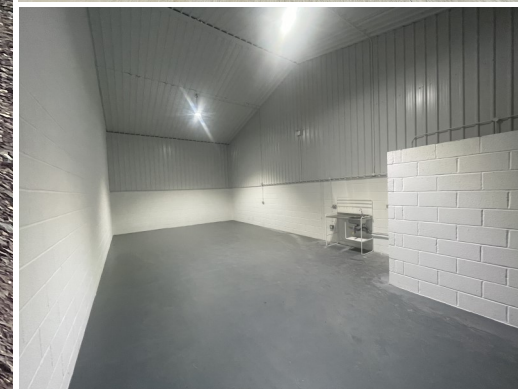


TO LET

Carter Jonas



Units 2a and 2b
Grange Business Park
Nynehead
Wellington
TA21 0BU

Two industrial units to let.

- **New industrial estate in a rural setting.**
- **G.I.As: Unit 2a 70.74 Sq M (761 Sq ft) and Unit 2b 117.03 Sq M (1,260 Sq ft).**
- **2.5 miles to Wellington and 3.5 miles to J26 of the M5 motorway.**
- **Rural location between Taunton and Wellington.**

LOCATION

Grange Business Park is a newly established industrial estate in a rural setting 2.5 miles from Wellington and 3.5 miles from J26 of the M5 motorway; set between Taunton and Wellington.

DESCRIPTION

The industrial units are refurbished farm buildings with profile metal cladding, plastic coated pedestrian security doors, roller shutter doors, concrete floors, LED lighting, WC facilities and kitchenettes.

Concrete apron to front for parking with the remainder of the yard laid to compacted scalplings.

The site has countryside views and ample yard space for vehicles.

Unit 2a - G.I.A of 70.74 Sq M (761 Sq ft)

End of terrace industrial unit with a depth of 12.26m and a width 5.77m. Minimum eave height of 4.61m and a maximum of 6.11m.

Plastic coated pedestrian security door to front, roller shutter door with a width of 3.02m and a height of 3.99m, level concrete floor, WC facility, kitchenette, LED lighting and concrete apron to front.

Unit 2b - G.I.A of 117.03 Sq M (1,260 Sq ft)

Mid terrace industrial unit with a depth of 12.28m and a width 9.53m. Minimum eave height of 4.70m and a maximum of 6.24m.

Plastic coated pedestrian security door to front and roller shutter door with a width of 3.02m and a height of 3.99m. In addition, level concrete floor, WC facility, kitchenette, LED lighting and concrete apron to front.

TENURE & RENTAL

Available to let on new leases with flexible terms to be agreed at the following quoting rents:

Unit 2a: £5,500 per annum

Unit 2b: £7,000 per annum

LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

BUSINESS RATES

The units have not been separately assessed at this time. For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk.

VIEWING

All viewings should be made through the sole agent, Carter Jonas:

T: 01823 428 590

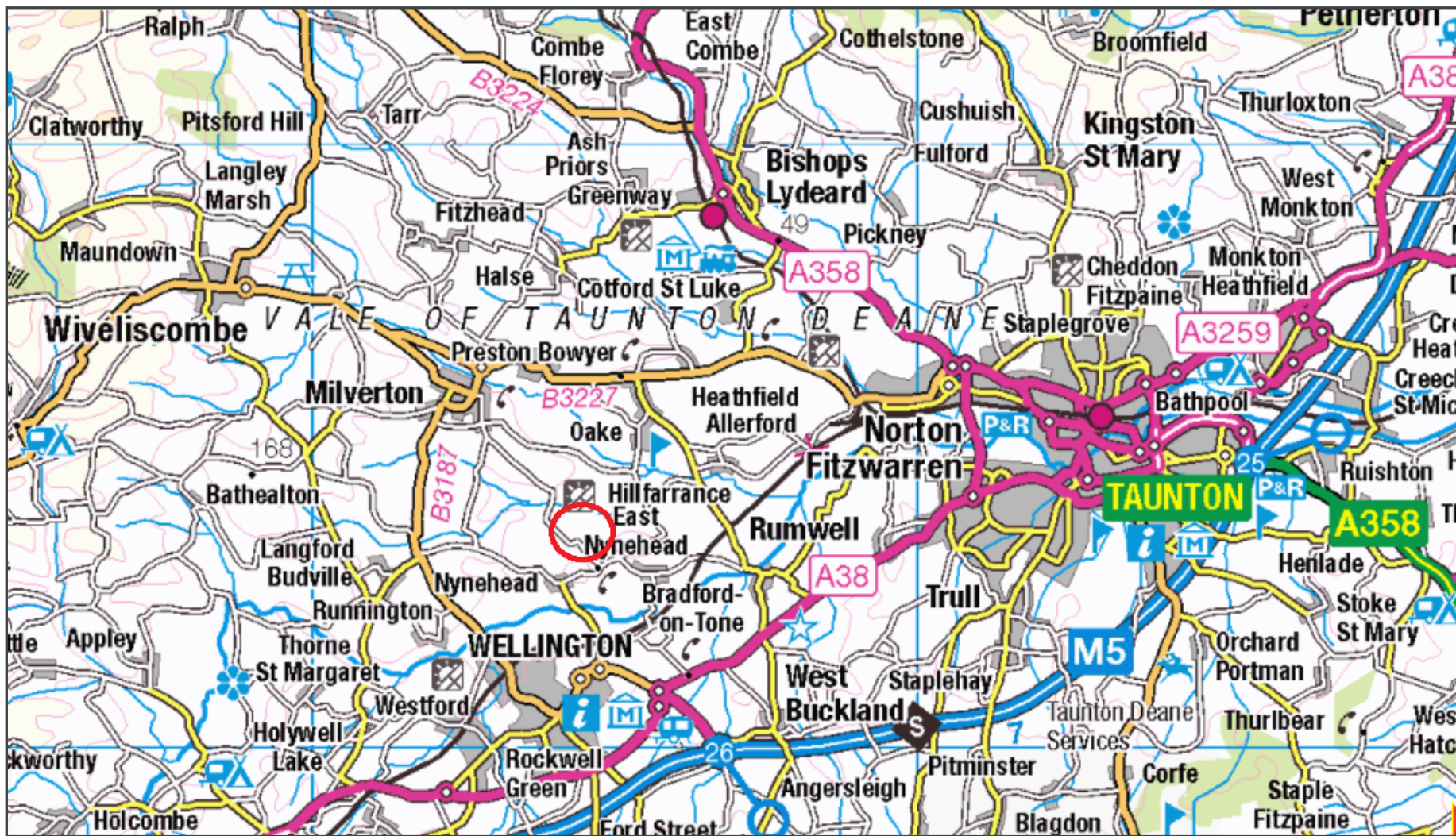
M: 07968 216 596

E: Stephen.richards@carterjonas.co.uk

EPC

Exempt as the units are unheated warehouses.





FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

Stephen Richards MRICS

M: 07968 216 596 | T: 01823 428 590

E: Stephen.richards@carterjonas.co.uk

Quad 4000, Blackbrook Park Avenue Taunton, Somerset, TA1 2PX.

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Carter Jonas