



**Unit 7 Poole Industrial Estate
Wellington
Somerset
TA21 9HH**

Detached industrial unit to let

G.I.A of 314.07 sq m (3,379 sq ft)

- Popular industrial estate 2 miles from J26 of the M5.
- Warehouse including two-storey office block.
- Concrete yard to front with parking for 10/12 vehicles.
- Additional yard area to side with parking for 20/25 vehicles.

LOCATION

The industrial unit is located at Poole Industrial Estate on the edge of Wellington and located 2 miles from J26 of the M5 motorway.

DESCRIPTION

Detached industrial unit with a Gross Internal Area of 24.03m x 13.07m = 314.07 sq m (3,379 sq ft).

Warehouse of 16.74m x 13.07m accessed via an electric roller shutter door with a width of 5.82m and a height of 4.29m. Concrete floor, 3-phase electricity and LED low-bay lighting. Minimum eave height of 6.27m and a maximum eave height of 7.98m.

The industrial unit includes a two-storey office block with entrance lobby with stairs to first floor offices and WC facilities including cloakroom and disabled WC.

Ground floor:-

Office 1 of 8.30m x 2.31m leading through into the kitchen of 4.39m x 3.55m. From the kitchen there is a door into the warehouse.

Office 2 of 3.84m x 3.45m with windows overlooking the warehouse.

First floor:-

Office 3 of 12.82m x 3.42m.

Office 4 of 4.09m x 3.55m.

Office 5 of 3.66m x 3.66m with windows overlooking the warehouse.

Office 6 of 3.66m x 3.56m.

The offices have LED lighting and trunking.

Outside:-

Front yard laid to asphalt with parking for 10/12 vehicles and a further side yard laid to asphalt which could easily be gated for security purposes with parking for a further 20/25 vehicles.

TENURE & RENTAL

New lease available on flexible terms to be agreed at a quoting rent of £26,000 per annum plus VAT.

EPC

EPC rating: E

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice the floor areas calculated are noted below:

	Sq m	Sq ft
<i>Ground floor</i>		
Warehouse	218.79	2355
Office 1	19.17	206
Kitchen	15.58	168
Office 2	13.25	143
<i>First floor</i>		
Office 3	43.84	472
Office 4	14.52	156
Office 5	13.40	144
Office 6	13.03	140

BUSINESS RATES

According to the Valuation Office website, the premises are assessed as the following:

Rateable value: £26,500

For verification purposes, interested parties are advised to make their own enquiries at www.vo.gov.uk.

VIEWING

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

T: 01823 428590

M: 07968 216596

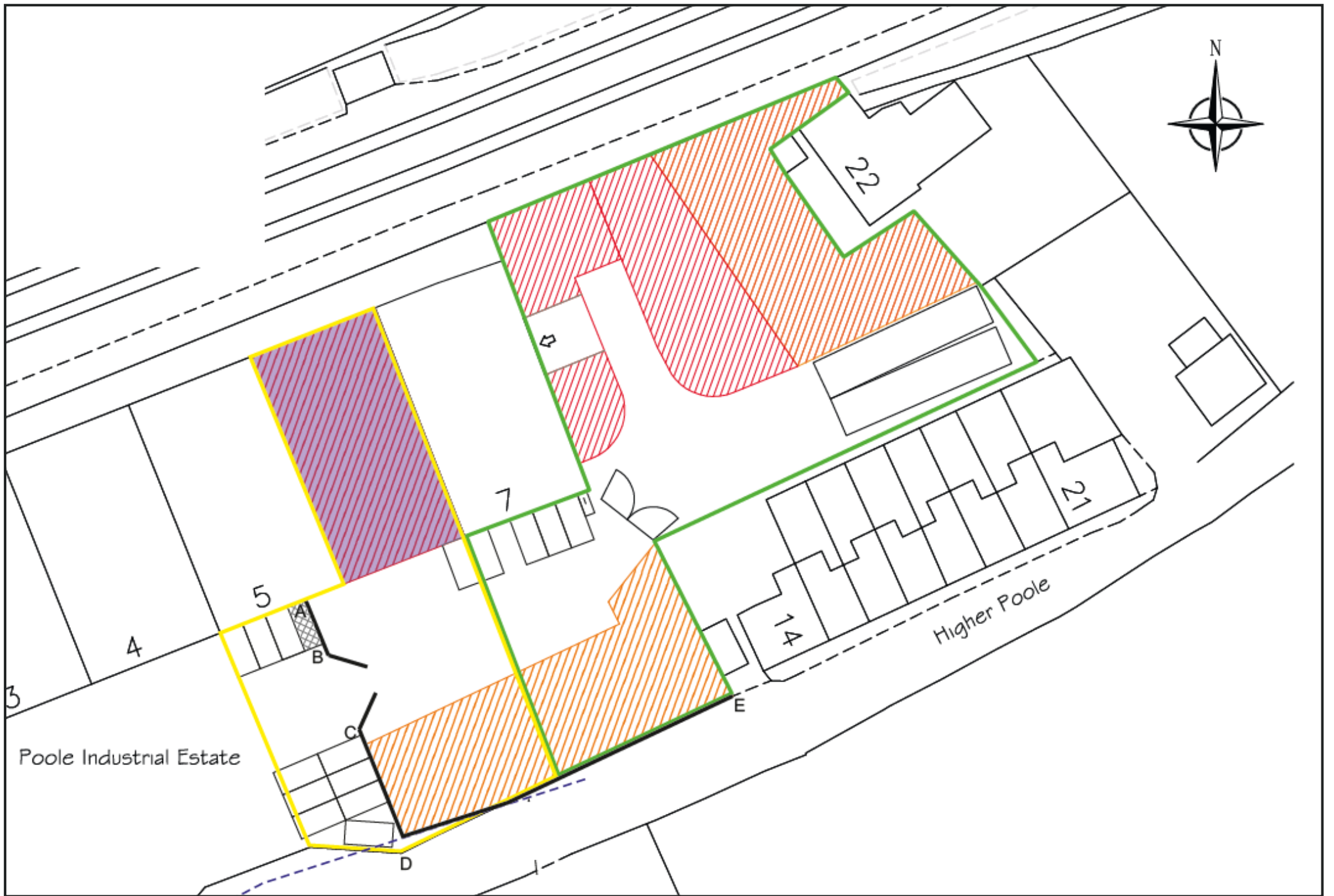
E: Stephen.richards@carterjonas.co.uk.

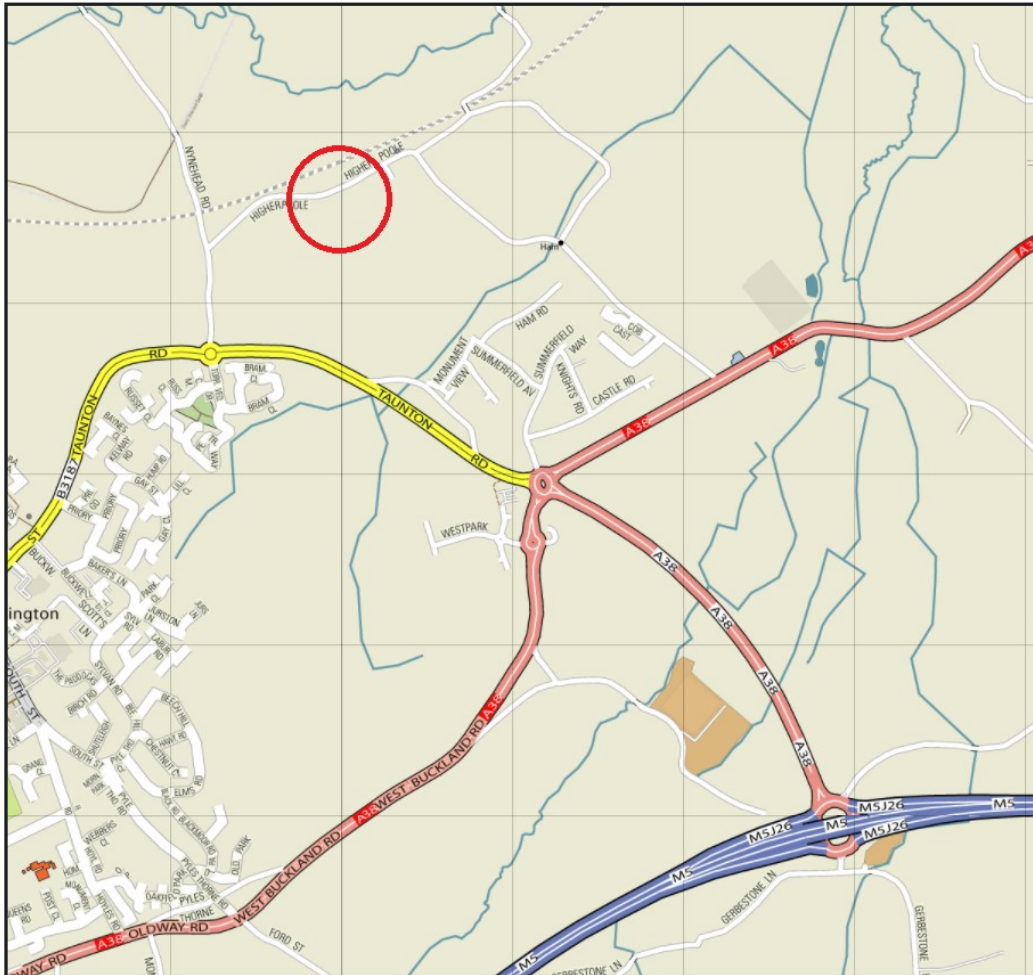
LEGAL COSTS

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



SUBJECT TO CONTRACT





FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

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IMPORTANT INFORMATION

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