



**Unit 5a Lowmoor Industrial Estate  
Tonedale  
Wellington  
Somerset  
TA21 0AZ**

**Industrial unit available  
to let or for sale**

**G.I.A of 372.37 sq m  
(4,008 sq ft)**

- Semi-detached industrial unit located on the edge of Wellington.
- Warehouse, office, store and kitchen. Toilet to be constructed.
- Concrete Yard to front with parking for 6/8 vehicles.
- Popular industrial estate 4 miles from J26 of the M5 motorway.

## LOCATION

The property is located at Lowmoor Industrial Estate on the edge of Wellington (1.5 miles away). Taunton, the county town of Somerset, is approximately 8 miles to the East. There is access to the M5 motorway at J26 within 4 miles.

## DESCRIPTION

Semi-detached, steel portal frame warehouse with brick and insulated profile metal cladding to elevations under a pitched insulated profile metal clad roof.

Warehouse with a Gross Internal Area of 20.46 x 18.20m = 372.37 Sq m (4,008 Sq ft). Accessed via a metal pedestrian door or an up and over plastic-coated insulated door with a width of 3.29m and a height of 3.90m. Concrete floor, skylights, 3-phase electricity, gas warm air blowers and LED strip lighting.

The warehouse has a minimum eave height of 5.64m and a maximum of 7.69m.

Office of 2.92m x 2.39m with adjoining store of 2.38m x 1.23m with potential to be fitted out as a kitchenette.

Kitchen of 3.17m x 2.39m with kitchenette and potential to be converted into a disabled WC facility.

Outside concrete yard with parking for 6/8 vehicles.

## LEGAL COSTS

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

## TENURE & RENTAL

New lease available on flexible terms to be agreed at a quoting rent of £17,500 per annum plus VAT.

Alternatively, the freehold interest is offered for sale at a guide price of £265,000.

## EPC

EPC rating: C

## 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
Warehouse	372.37	4,008
Office	6.98	75
Store	2.93	31
Kitchen	7.58	81

## VIEWING

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

T: 01823 428590 M: 07968 216596

E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk)

## BUSINESS RATES

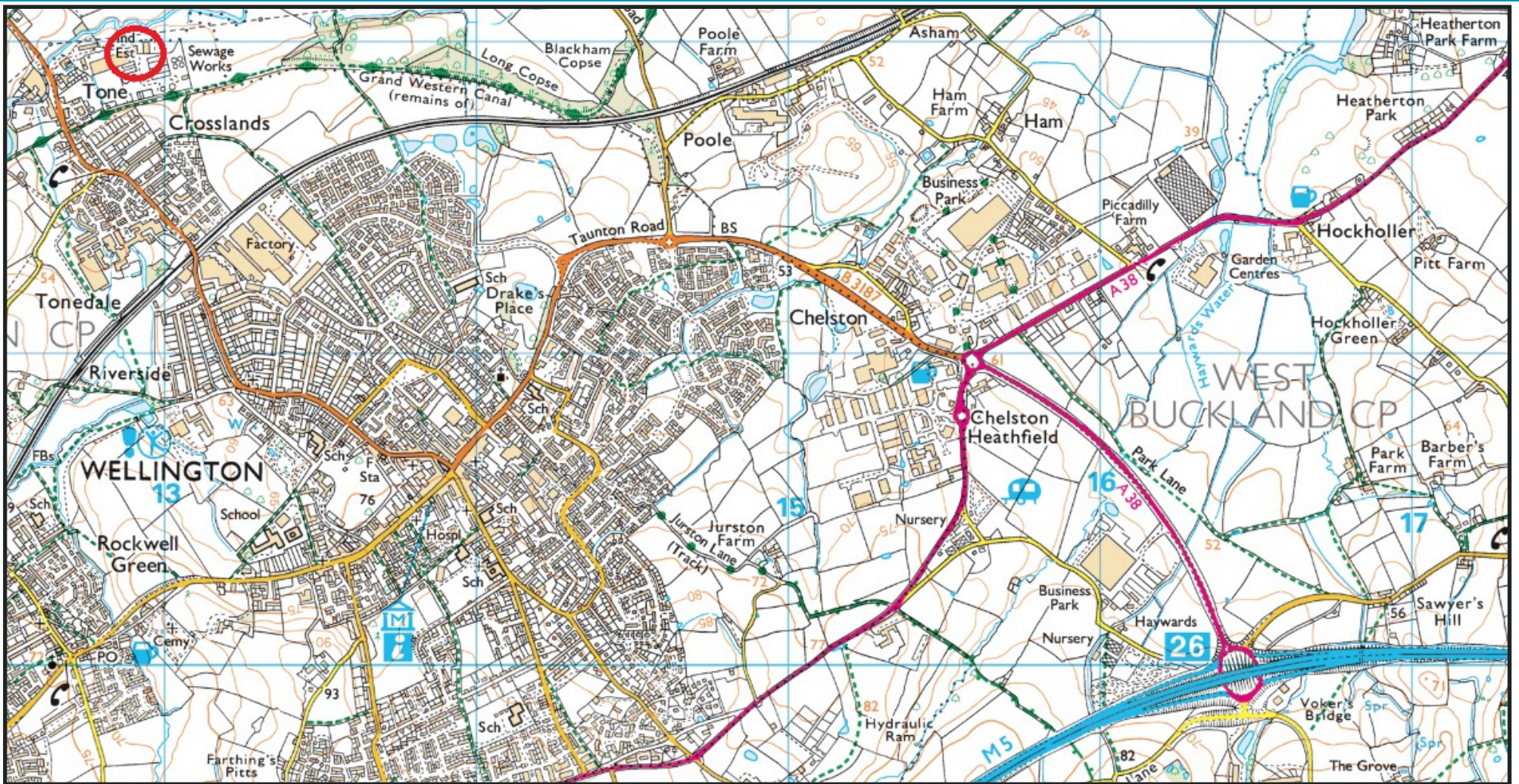
According to the Valuation Office website, the premises are assessed as the following:

Rateable value: £22,250

For verification purposes, interested parties are advised to make their own enquiries at [www.voa.gov.uk](http://www.voa.gov.uk).



**SUBJECT TO CONTRACT**



## FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

[carterjonas.co.uk](http://carterjonas.co.uk)

**Stephen Richards** MRICS

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## IMPORTANT INFORMATION

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