



**Unit 4 Poole Industrial Estate  
Wellington  
Somerset  
TA21 9HH**

**Mid terrace industrial unit to let**

**G.I.A of 297.62 Sq M (3,202 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 4/6 vehicles.
- Located on the edge of Wellington.

## 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

Mid terrace industrial unit with a G.I.A of 23.09m x 12.89m (75'75 x 42'29). Warehouse with low bay sodium lighting and insulated roof. Maximum eave height of 8.15m (26'74) and a minimum eave height of 6.44m (21'13).

Access to the warehouse is via a concertina metal door with a width of 4.14m (13'58) and a height of 4.74m (15'55).

Within the industrial unit is a two-storey office building with pedestrian access, providing on ground floor a hallway, ladies & gents WC facilities, kitchen, office and store. At first floor a kitchen, office and store.

Outside concrete yard to front with parking for 4/6 vehicles in front of the unit.

## BUSINESS RATES

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

Rateable value: £18,500

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

## 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 £20,000 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
Warehouse	297.63	3,203

Office Block	Sq M	Sq Ft
<b>Ground Floor:</b>		
Hall		
Ladies & Gents WC		
Kitchen		
Office	9.56	103
Store	4.10	44
<b>First Floor:</b>		
Kitchen	2.56	28
Office	37.72	406
Store	4.74	51

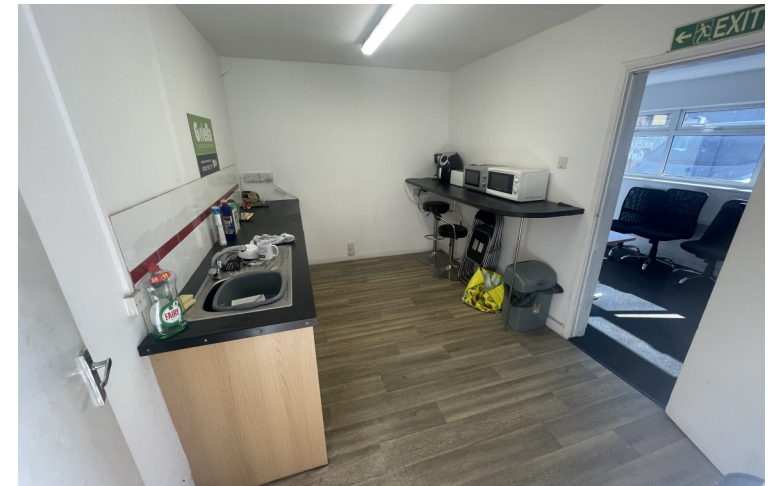
## VIEWING

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

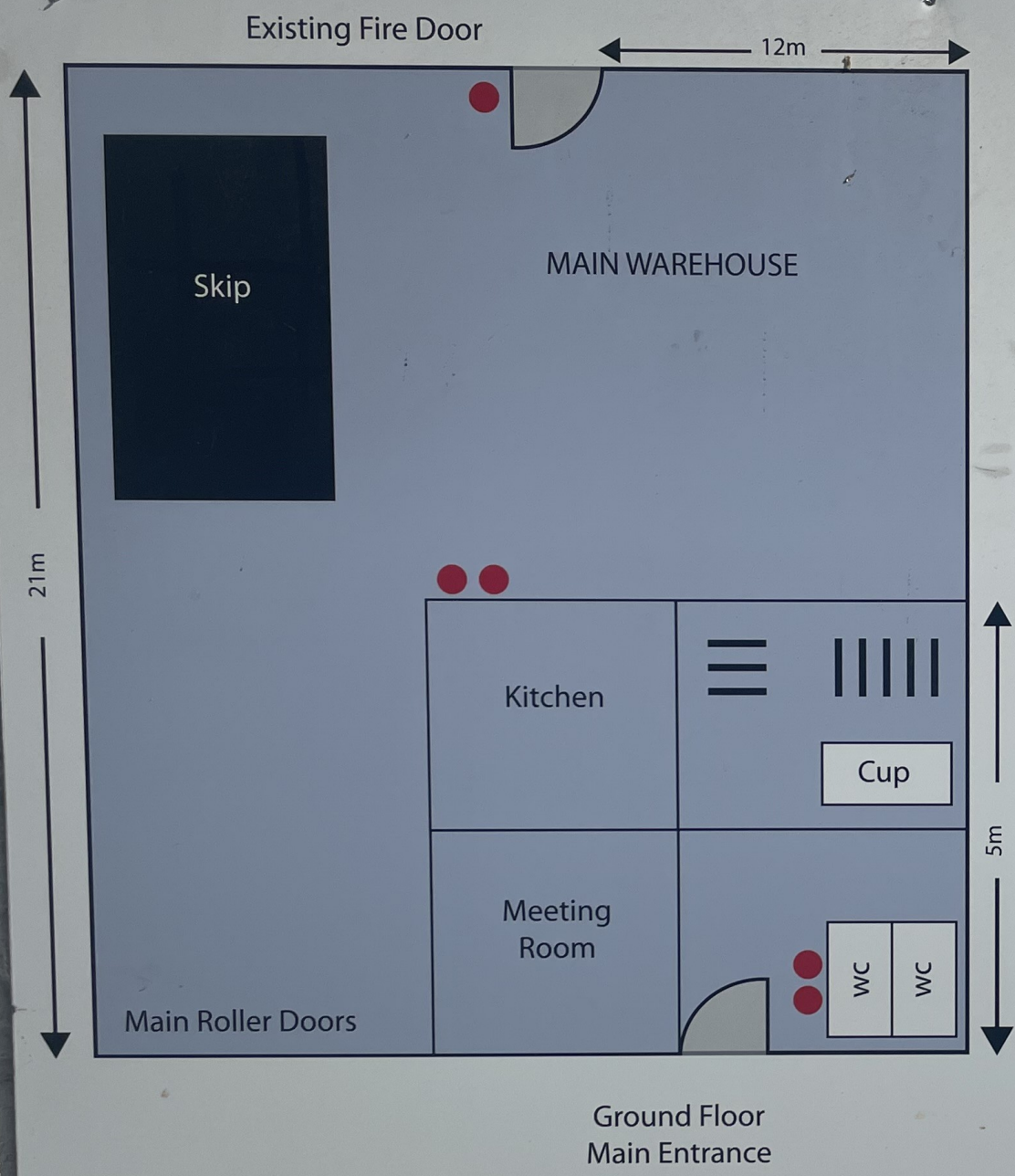
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M: 07968 216596

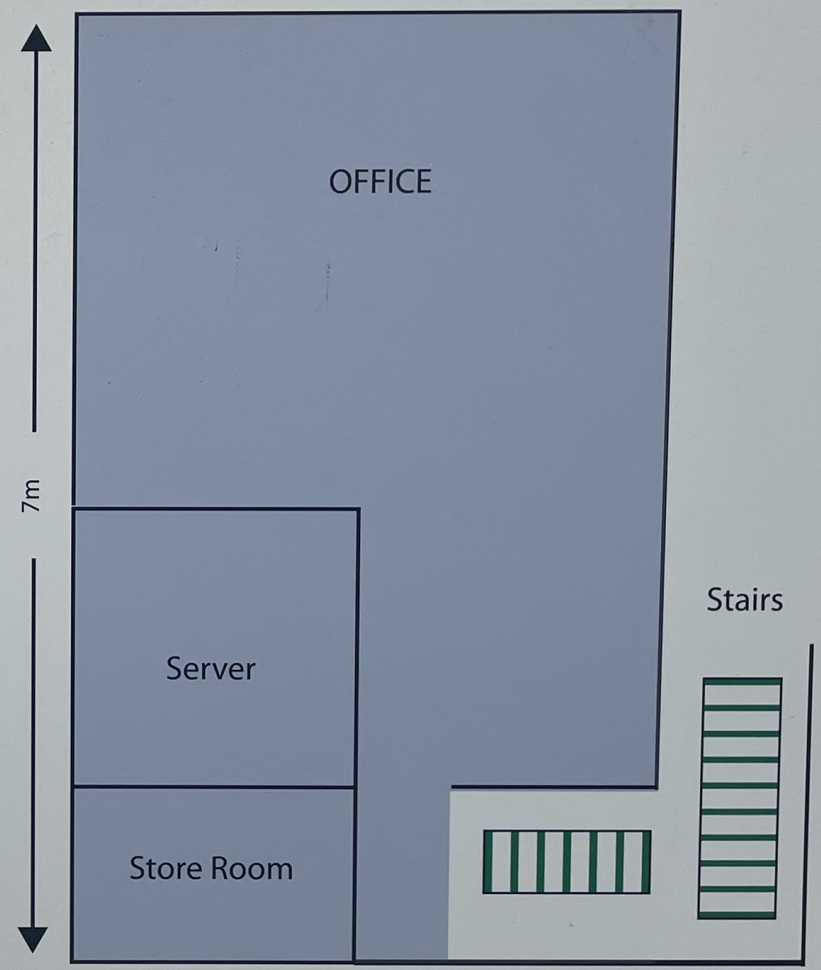
E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk).



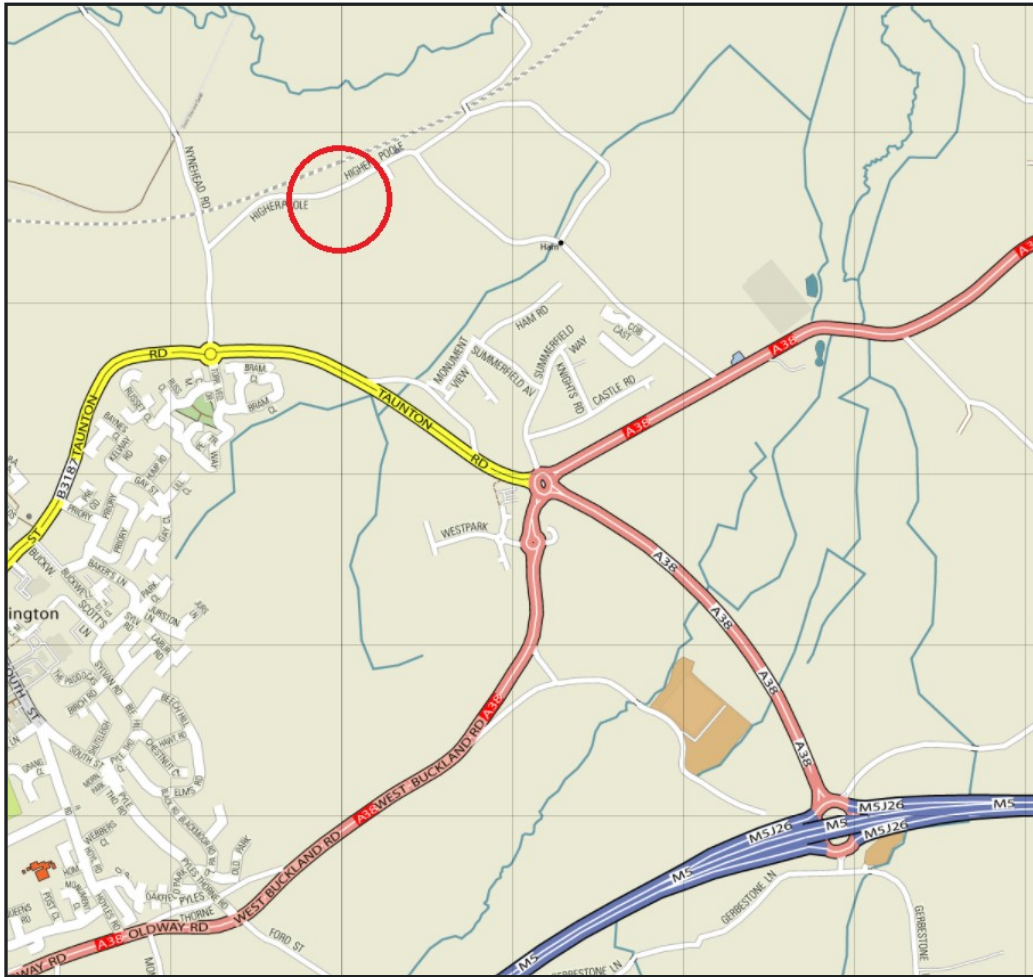
**SUBJECT TO CONTRACT**



**Fire Assembly Point**



First Floor above Kitchen/Meeting Room and w.c



## FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

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

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## IMPORTANT INFORMATION

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**Carter Jonas**