



**Unit 1a Blackdown Business Park
Sylvan Road
Wellington
Somerset
TA21 8ST**

**Gross Internal Area of
189.97 sqm
(2,044 sq ft).**

- Modern end of terrace industrial unit to let.
- Outside parking on form paving for 5/6 vehicles.
- Established trading estate within Wellington town centre.
- Easy access onto the M5 motorway at J26 just over 2 miles away.

LOCATION

Wellington is a small town with a range of doctors/dentist surgeries, cinema, restaurants, shops, sports centre with indoor swimming pool, primary and secondary schools and is 6.5 miles from Taunton which is the county town of Somerset where there are further amenities and facilities including a hospital, theatre and multiplex cinema.

DESCRIPTION

Modern steel portal framed, end of terrace industrial unit to let. Brick and insulated cladding to elevations. Pitched roof of insulated modern cladding and skylights providing good natural light.

Gross Internal Area of 14.01m x 13.56m.

Reception/office of 3.46m x 2.87m accessed via a plastic-coated pedestrian door from outside. Fluorescent lighting and door leading into the warehouse.

The warehouse is open plan with a concrete floor, LED lighting, disabled WC facility and kitchenette.

Plastic coated up and over door to the front with a width of 2.95m and a height of 4.25m. Side access via a plastic-coated pedestrian door leading into the warehouse along with an additional plastic coated up and over door with a width of 2.92m and a height of 4.26m. Outside parking on form paving for 5/6 vehicles.

BUSINESS RATES

According to the Valuation Office website, the premises is assessed as follows:

Rateable Value: £13,000

Interested parties are advised to make their own enquiries at www.voa.gov.uk.

TENURE & RENTAL

The industrial unit available to let on a new lease with flexible terms to be agreed at a quoting rent of £19,500 per annum plus VAT.

VIEWING

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

T: 01823 428590

M: 07968 216596

E: Stephen.richards@carterjonas.co.uk

EPC

Rated E.

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

Stephen Richards MRICS

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IMPORTANT INFORMATION

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