



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

**Gross Internal Area of
48.14 sqm
(518 sq ft)**

- Modern end of terrace industrial unit to let.
- Outside parking for 2/3 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

End of terrace industrial to let. Constructed of steel portal frame with brick and insulated cladding to elevations under an insulated profiled metal clad roof with skylights providing good natural light.

The unit has a pedestrian access door and a roller shutter door to front with a height of 4.25m and a width of 2.91m.

The inside provides a warehouse measuring 7.10m x 6.78m with concrete floor, alarm system, single phase electricity, disabled WC, a kitchenette and stairs to first floor wooden mezzanine of 7.09m x 2.24m. The unit has LED lighting. The height under the mezzanine is 2.59m.

The minimum eaves height in the warehouse is 5.88m and the maximum is 7.43m.

Outside to front there is parking for 2/3 vehicles.

BUSINESS RATES

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

Rateable Value: £4,600

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 £6,950 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 D.

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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