



For Sale

West Park, The Storage Centre, Wellington, TA21 9AD

Viewing by prior appointment with
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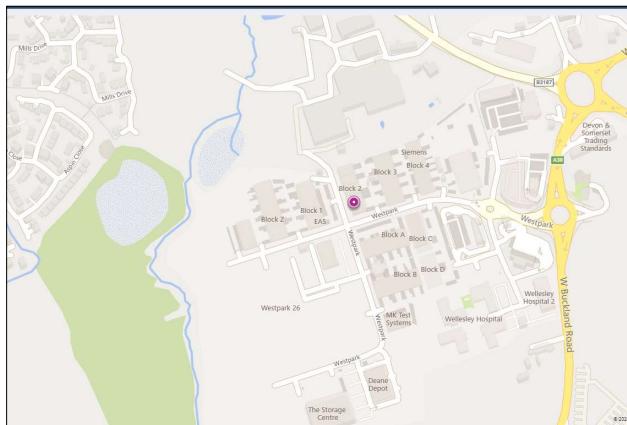
Modern purpose-built high bay warehouse
with secure yard

Accessible location close to junction 26 M5
Motorway

Unit size 2397.8 sqm (25,810 sq ft) on 1.33
acres.

Eaves height of 13.9m rising to 17.22 m

Asking price £3.75 million



Location

The town of Wellington is located in the county of Somerset in the South-West of England, 5 miles south west of Taunton, 28 miles north-east of Exeter and 50 miles south-west of Bristol. The market town of Wellington is small in comparison to neighboring Taunton, with a population of approximately 14,600 residents. However, it's easily accessible, being located adjacent to the M5 motorway and the A38 trunk road between Taunton and Exeter.

The property is situated in the Westpark 26 business park, a recently developed and expanding 40-acre mixed use business park developed by Summerfield. The park is situated a two-mile drive to the southeast of Wellington Town center and under 1 mile away from junction 26 of the M5 motorway.

The subject property is located towards the southern end of the park with nearby amenities including Travelodge, Shell petrol filling station, Costa Coffee, McDonald's and Bugdens. The park itself comprises of approximately 200,000 sq ft of industrial warehouses, distribution depots, trade counters and offices.



Description

Constructed in 2019 the industrial property comprises of a purpose built storage facility with a concrete laid hard standing providing secured storage and parking to the front. The property is of steel frame construction, with steel profile elevations, pitched roof and 3 electrically operated roller shutter doors in the front (northern) elevation each of 6.15 meters in height.

The building benefits from an eaves height of 13.9 meters rising to 17.22 meters at its apex.

Internally the premises are predominantly open plan with two small offices, kitchen and WC to the northeast elevation. These areas benefit from suspended acoustic ceilings, integrated lighting, and carpet tiles. The property currently benefits from full height loading and storage racking along the eastern and southern sides. This racking spans the full height of the property over 6 levels and is available by way of separate negotiation.

The premises benefits from a fibre connection & 101 KVA 3 phase power. The structure of the property has been designed for future installation of PV on the roof. Gas is available to the site has not been connected.

Externally, the property includes a secured concrete surfaced loading and parking yard to the front with a pedestrian path around the eastern, southern and western elevations. Electric gates are positioned to the Eastern and Western ends of the yard areas. Ducting has been put in place to provide lighting in the yard along with 3 electric car charging points. Bike racks are also provided.

Alongside the western elevation there is scope to expand the unit and build an additional bay or dock leveler (subject to the necessary planning consents).



Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB
Tel: 01752 670700

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Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Unit Size -	2397.83 sq m	25,810 sq ft
Office Content -	102.8 sqm	1107 sq ft

Total site area	1.33 acres	0.54 hectares
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Rateable Value

We understand that the property is shown in the 2023 Rating List as having a rateable value of £132,000. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is B(28)

Tenure

Our clients are willing to sell their freehold interest in the property for which they are seeking offer in the region of £3.75million.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

Other

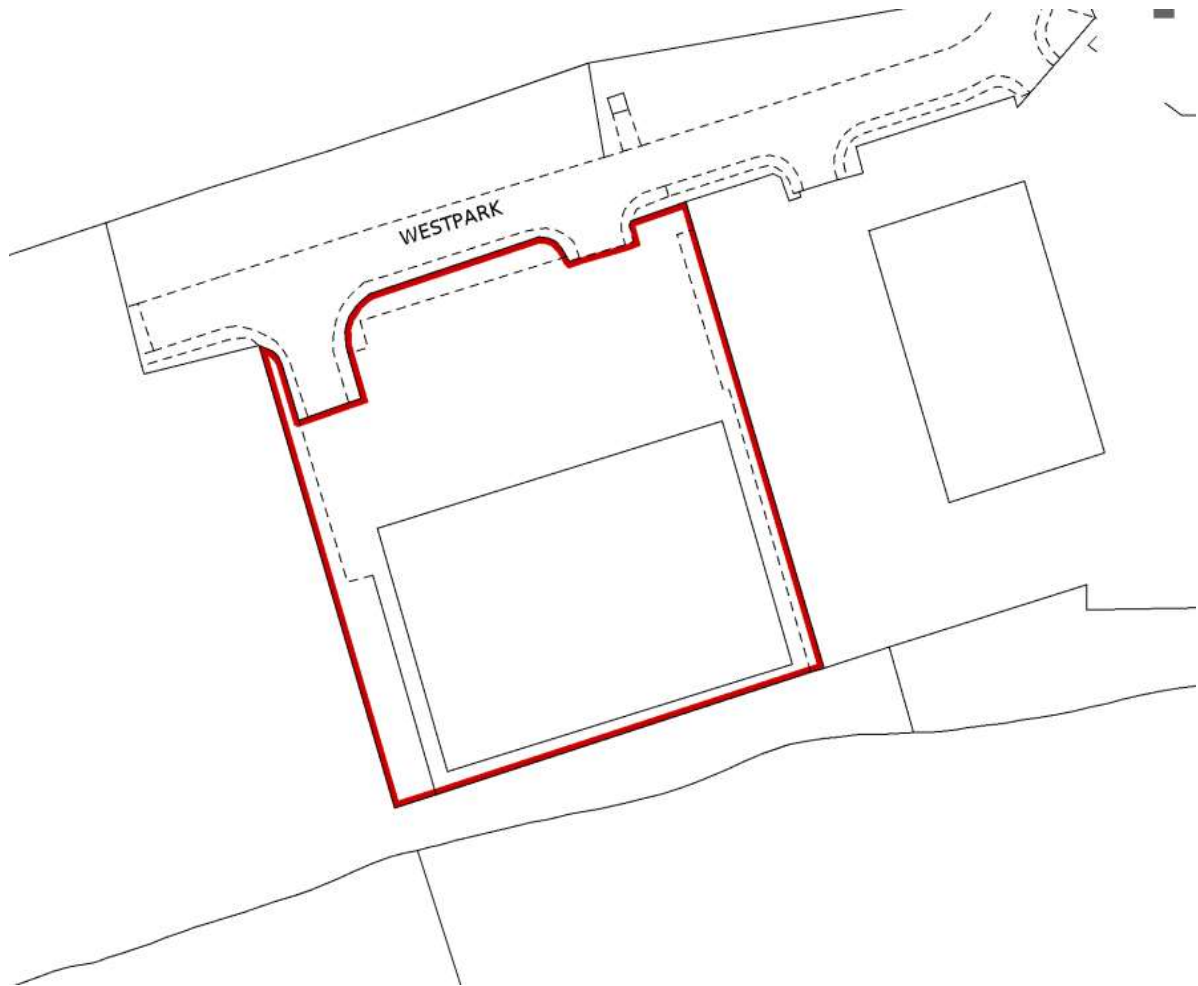
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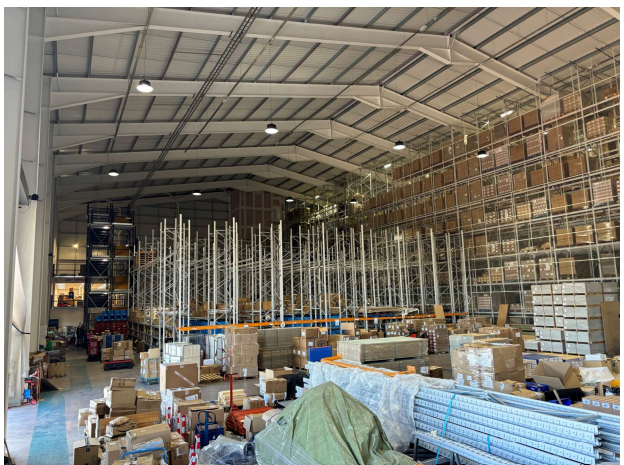
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Photo 2019 pre fitout



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Ref: 14994 (June 2024)



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