

An aerial photograph of an industrial compound. In the foreground, a large, paved open storage area is visible. To the left, there's a small pond and some construction materials. In the center, a fenced-in parking lot is filled with numerous white motorhomes and a few other vehicles. A white tanker truck is parked at the bottom of the compound. The background shows a mix of green fields, trees, and some residential or commercial buildings under a blue sky with scattered clouds.

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Open Storage and Distribution Compound – To Let

Compound 54, Foxmoor Business Park, Chelston, Wellington, Somerset, TA21 9RF



## Key Facts

- Adjacent to Junction 26 of the M5 motorway and the A38.
- Palisade fenced secure compound, suitable for open storage and distribution.
- On an established business park with security in place.
- Electricity, water and private drainage on site.
- 22,400 sq ft.
- Tenancy at Will or flexible leases(s) available.
- Rent is £1.95 psf

## Location

The premises are within half a mile of Junction 26 of the M5 motorway and a similar distance from the A38 Taunton to Exeter road.

Bristol and Exeter are within 40 minutes drive, the county town of Taunton is 6 miles to the east and nearby Wellington, which has a population of approximately 12,000, provides a wide range of amenities.

## Description

A level compacted crushed stone covered site adjacent to Chelston Link/ The A38 with palisade fencing, mains electricity, water and private foul drainage.

Suitable for a wide variety of open storage and distribution requirements.

## Site Area

22,400 sq ft.

## Business Rates

The compound has yet to be assessed for business rates.

## VAT

We are advised the property is registered for VAT, therefore VAT will be payable on the rent.

## Terms

This site is available to let via a Tenancy at Will or flexible lease to suit requirements at a guide rent of:-

**22,400 sq ft. @ £1.95 = £43,680 pa**

## Viewing

Strictly by appointment with sole agents:-

Zack Dennington

Greenslade Taylor Hunt

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