



TO LET - Industrial Premises

Unit 2, The Wellington Business Park, Wellington, Somerset
TA21 9HP

Key Facts

- Located half a mile from Junction 26 of the M5 motorway and adjacent to the A38.
- Established business park location.
- Approximately 22,690 sq ft available or can be split to provide 15,000 sq ft and 7,500 sq ft.

Guide Rent: £215,555 per annum

Location

Wellington Business Park is strategically located adjacent to the established Westpark 26 and Chelston Business Park in Wellington, Somerset.

The business park is near the main A38 Taunton to Exeter Road and has immediate access to the national road network via J26 of the M5 motorway within half a mile. The town is benefitting from established ongoing commercial and residential development.

Description

Unit 2 is of steel portal frame construction clad in insulated metal profiled steel. The unit benefits from the following features:-

- Suitable for a number of industrial, workshop and storage uses.
- Designated parking and ample yard space.
- Minimum eaves height of 6.22m rising to 8.34m.
- Roller shutter door (6.02m wide x 5.23m wide) and separate pedestrian access.
- Use of onsite weighbridge.
- EPC Rating of C(58). A copy is available upon request.

The Wellington Business Park is a fenced, secure business park with CCTV cameras, fob access gates and manned reception (working hours).



Accommodation

Unit 2	<u>2,107.97 sq m</u>	<u>22,690 sq ft</u>
Total	2,107.97 sq m	22,690 sq ft

Rateable Value

Having checked the valuation office's website, we understand the property has a rateable value of £95,500.

Interested parties should make their own enquiries with the council to ascertain the rates payable.

Estate Management Charge

An estate charge will be levied on all occupiers to cover the maintenance and upkeep of the common parts of the estate with the cost being allocated between occupants on a pro rata basis.

Services

Three phase power, water and drainage.

Tenure

Unit 2 is available by way of fully repairing and insuring lease for a term by arrangement at a guide rent of £215,555 per annum.

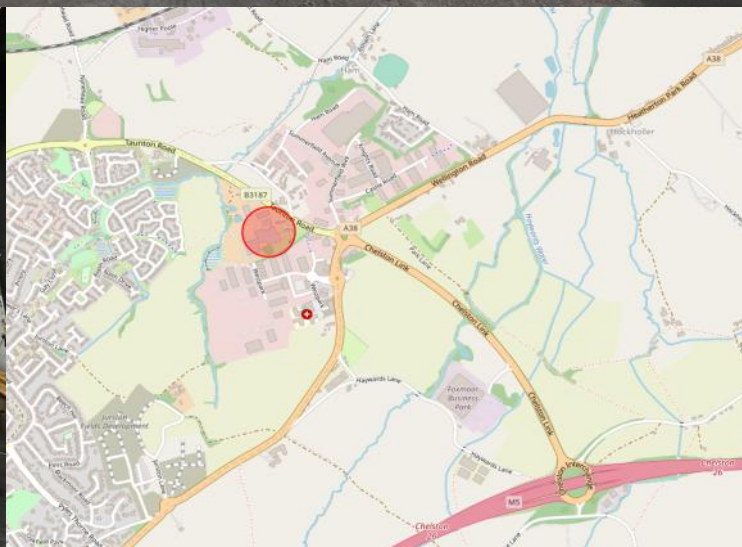
The unit can be split to provide two units of circa 7,500 sq ft and 15,000 sq ft at a guide rent of £9.50 psf.

References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

gth

Greenslade
Taylor Hunt



VAT

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

Viewing

Strictly by appointment with sole agents:-

Zack Dennington / Joseph Hughes
Greenslade Taylor Hunt
9 Hammet Street
Taunton
Somerset
TA1 1RZ
Email: commercial@gth.net
Tel: 01823 334455

Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

