



Business Unit **FOR SALE/TO LET**

Unit A Block 1, Westpark 26 Business Park, Chelston, Wellington, Somerset, TA21 9AD

- Excellent communications within one mile of Junction 26 of the M5 motorway.
- Situated on Somerset's premier business park.
- High quality unit suitable for a variety of uses.
- Corner unit with natural light, ideal to install mezzanine offices.
- 1,430 sq ft with sizeable forecourt for loading and parking for 6 vehicles.

New lease by arrangement at £10,725 per annum.
Freehold Guide Price: £178,750.

Location

Westpark 26 is a substantial new 40 acre business park strategically located adjacent to the established Chelston Business Park in Wellington, Somerset. The business park fronts the main A38 Taunton to Exeter Road and has immediate access to the national road network.

Wellington has a population of approximately 12,000 and whilst providing a thriving town centre with good communications it offers a pleasant working environment.

Description

Unit 1A is an end-terraced corner unit prominently positioned adjacent to the main estate road within the most recently constructed block of units (Block 1) on Westpark 26's Enterprise Zone. Westpark 26 is the M5 corridor's premier business park which includes a public house and restaurant, a hotel, petrol filling station, Costa Coffee and gymnasium. Unit 1A benefits from the following features:-

- Corner unit benefitting from floor to eaves glazing to the front and gable end.
- Ideal for mezzanine first floor installation and quasi office use.
- Designated forecourt with parking.
- Minimum 5.5 metre and maximum 7 metre eaves height.
- Electrically operated roller shutter door and separate pedestrian access.
- Disabled WC.
- Mains water, drainage, gas and three phase electricity.
- Concrete floor.

Floor Area

Ground Floor 132.85 sq m 1,430 sq ft

Business Rates

The premises has a rateable value of £9,900 per annum.

Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment to the rating assessment. Small Business Rates Relief is often available to occupiers with a rateable value lower than £15,000 per annum.

Estate Management

The unit is subject to an estate management charge for landscaping and general upkeep of the common areas of the business park at approximately £0.15 per square foot per annum.

Energy Performance Certificate

The property has an Asset Rating of C (64).

Terms

The premises are available via a new full repairing and insuring lease for a term by arrangement at £10,725 per annum.

The property is also available freehold at a guide price of £178,750.

VAT

The rent and estate management charge will be subject to VAT at the prevailing rate.

Viewing

Strictly by appointment with sole agents:-

Greenslade Taylor Hunt.

9 Hammet Street, Taunton, Somerset, TA1 1RZ

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