



## Industrial Unit / Warehouse **TO LET**

**Unit 1 Knights Road, Chelston Business Park, Wellington, Somerset, TA21 9JH**

- Excellent communications within 1 mile of junction 26 of the M5 motorway.
- Situated on Somerset's highest profile Business Park.
- Good quality, self-contained end of terrace unit, suitable for a variety of uses.
- Includes yard to front with parking for 8 vehicles.
- Ground floor 3,781 sq ft plus mezzanine of 1,777 sq ft incl. quality offices.

**New Lease by Arrangement at £29,000 per annum.**



## Location

Chelston Business Park, a popular, well-established commercial centre comprising a variety of retail, trade counter, light industrial, production, warehouse and business units, is strategically located adjacent to the A38 and junction 26 of the M5 motorway.

Wellington has a growing population of approximately 12,000, providing a thriving town centre with an abundance of shopping and leisure amenities, whilst the county town of Taunton is 5 miles to the north and Exeter is 28 miles to the south.

## Description

Unit 1 has benefits from B1 (Business) and B8 (Storage and Distribution) use.

The unit has the following features:-

- Modern steel framed construction with insulated profiled steel cladding.
- High grade mezzanine floor with load capacity of 1 tonne per square metre fitted as good quality offices, a kitchen and storage.
- Ground floor WC facilities including disabled.
- 6 metre minimum eaves' height.
- Parking for 8 vehicles.
- Concrete floor.
- Roller shutter vehicular access and pedestrian door with 4.45m clearance.
- Mains water, drainage and 3-phase electricity.

## Floor Areas

We calculate the gross internal area to be as follows:-

Ground Fl	Workshop/Storage	351.27 sq m	3,781 sq ft
Mezzanine	Offices & Kitchen	58.1 sq m	625 sq ft
	Stores	<u>107.04 sq m</u>	<u>1,152 sq ft</u>
<b>Total</b>		<b>516.41 sq m</b>	<b>5,558 sq ft</b>

## Business Rates

The Valuation Office website shows the premises to have a rateable value of £18,750 per annum.

Interested parties are encouraged 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.

## Energy Performance Certificate

The property has an asset rating of D(90). A full copy of the Energy Performance Certificate is available upon request.

## Terms

The property is available via a new full repairing and insuring lease by arrangement at a guide rent of £29,000 per annum.

## VAT

The property is registered for VAT, therefore VAT will be payable on the rent.

## Viewing

Strictly by prior appointment through joint/sole agents:-

Joseph Hughes

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