



Industrial/Business Units TO LET

Units 5, 6, 7 & 13, Block B, Westpark 26, 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 new units suitable for a variety of uses.
- Units from 715 sq ft to 4,205 sq ft.

New leases by arrangement.

Unit 5: £6,100 pa; Unit 6: £8,550 pa; Unit 7: £10,850 pa; Unit 13: £10,300 pa.

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 via J26 of the M5 motorway within half a mile. The town is benefitting from established ongoing commercial and residential development.

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

The units are within the new Block B 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, a gymnasium, a petrol filling station and Costa Coffee. The units benefit from the following features:-

- Suitable for a number of industrial, workshop, office and trade counter uses.
- Ideal for mezzanine first floor installation and quasi office use.
- Designated forecourts 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 Areas

Unit 5	715 sq ft
Unit 6	1,005 sq ft
Unit 7	1,275 sq ft
Unit 13	1,210 sq ft

The units are adjacent to one another and therefore can be leased in combinations of sizes up to 4,205 sq ft for all four.

Business Rates

The units have not yet been assessed for business rates.

Interested parties should make their own enquiries with Local

Authority to ascertain the rates payable. Small Business Rates Relief of up to 100% is available for some occupiers with rateable values less than £15,000 pa.

Estate Management

The units are subject to an estate management charge currently levied at approximately £0.15 per square foot for landscaping and general upkeep of the common areas of the business park.

Energy Performance Certificate

The units have not yet been assessed, but full copies of the EPC will be available on request following practical completion of the units.

Terms

The units are available via new full repairing and insuring leases for terms by arrangement at the following guide rents:-

Unit 5	£6,100 per annum
Unit 6	£8,550 per annum
Unit 7	£10,850 per annum
Unit 13	£10,300 per annum

VAT

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

Viewing

Available upon practical completion.

Strictly by appointment with sole agents:-

Greenslade Taylor Hunt.

9 Hammet Street, Taunton, Somerset, TA1 1RZ

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