



For sale

Unit H, Monument View, (off Summerfield Avenue)
Castle Road, Chelston Business Park, Wellington,
Somerset, TA21 9JF

Viewing by prior appointment
with Andrew Hosking

(01392) 202203

andrew@sccexeter.co.uk

Modern, quality detached warehouse with self-contained
fenced site with excellent loading and car parking

Approx: 2,994 sq ft / 278.2 sq m

Rear fenced surfaced compound approx: 0.15 acres (0.06 Ha)

Price: £325,000

strattoncrebercommercial.co.uk

Location

Chelston Business Park is a popular modern estate around 1 mile from Junction 26 of the M5 motorway.

Wellington itself has a population of approximately 15,000 and is some 6 miles south west of Taunton, 18 miles south west of Bridgwater, 54 miles south west of Bristol and 29 miles north east of Exeter.

Unit H Monument View comprises a modern detached warehouse unit with rear yard. Adjacent to premises occupied by Millbrook Healthcare, other occupiers nearby include Vale Labels, Motaquip and Ezec Medical.

Description

Features of the property including the following:-

- 3 bay steel portal frame construction with insulated steel sheet cladding and roof with glazing to the front corner elevation.
- Side loading door (13' wide x 15'3") (4m x 4.65m).
- Eaves height (to underside of haunch) 18'6" (5.64m)
- Steel security fence around the rear of the property with gate access.
- Side concrete surfaced car parking and loading area.
- Lighting and sealed floor to warehouse
- Ancillary kitchenette and disabled w/c facilities.
- Front personnel door with glazed canopy.
- Burglar and fire alarms.
- Rear gravel surfaced and fenced compound area/yard approx: 0.15 acres (0.06 Ha).

Accommodation

(All dimensions and areas are calculated on an approximate gross internal basis).

Overall: 60'4" x 49'7" (2,994 sq ft)
18.40m x 15.12m (278.2 sq m)

Services

3 phase electricity (including 3 phase), drainage and water are all connected.

Terms

The property is available for sale at a price of **£325,000**.

Rateable Value

We are informed by the Valuation Office Agency website of the following assessment:-

Rateable Value (2017 list): £14,000
Rates payable 2018/19: £6,720

Energy Performance Certificate (EPC)

As this property is an unheated warehouse property, we are informed that an EPC is not required.

VAT

We are informed that VAT is payable on the purchase price.

Legal Costs

The parties are to be responsible for their own legal costs incurred in this transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

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