

# 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

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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 We are informed that VAT is payable on the purchase price. 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  $\times$  15'3") (4m  $\times$  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**

## 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

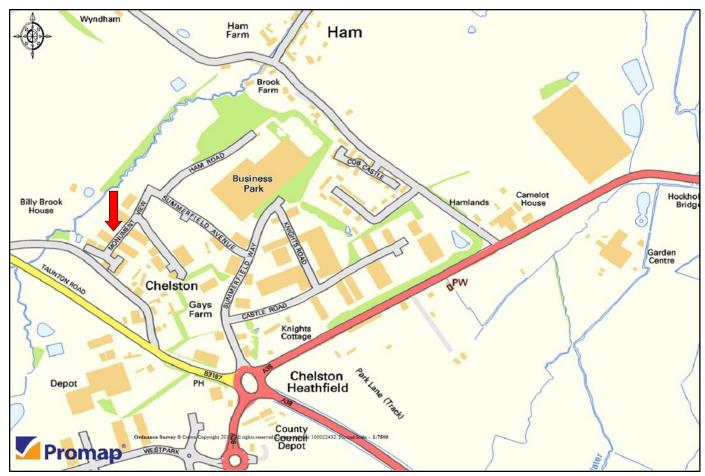
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