

Unit 13, Westpark 26
Chelston
Wellington
Somerset
TA21 9SF

Industrial unit to let

GIA of 96.14 Sqm
(1,034.84 Sqft)

- Brand new, mid-terrace industrial unit with parking for 4/6 vehicles.
- Warehouse of 96.14 Sqm and mezzanine floor of 45.75 Sqm.
- Popular trading estate location.
- Easy access to junction 26 of the M5 motorway within 1 mile.

LOCATION

Unit 13 is located on the newly developed Westpark 26 comprising a mixed-use business park located 1 mile from J26 of the M5 Motorway.

Established business park with nearby occupiers including Travelodge, The Skylark Pub, Shell Petrol Station, Costa Coffee, McDonald's, Anytime Fitness and other occupiers including Screwfix, Howdens and Toolstation.

Wellington town centre is 1.5 miles away and the county town of Taunton is located 7 miles to the East.

DESCRIPTION

Newly built industrial unit with a Gross Internal Area of 12.65m x 7.60m comprising a warehouse on ground floor and part metal mezzanine at first floor.

The unit has a minimum eaves height of 6.14m and a maximum of 7.78m. Under the mezzanine, the maximum eaves height is 2.58m.

First floor metal mezzanine of 7.6m x 6.02m with a maximum eaves height of 5.28m and a minimum of 4.80m. The mezzanine has a wooden floor and is accessed via a metal staircase.

The unit has 3 phase electricity, solar panels and a disabled WC facility in one corner.

The unit is accessed via an electrically operated, plastic coated roller shutter door with a height of 5.61m and a width 2.87m plus pedestrian door access.

The outside is laid to asphalt with white lining for two vehicles and a lorry, plus additional parking in tandem for two further vehicles.

EPC

Rated A.

TENURE & RENTAL

The industrial unit is available to let on a new lease with flexible terms to be agreed at a quoting rent of £12,000 per annum plus VAT.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

	Sqm	Sqft
Warehouse	96.14	1,034.84
Mezzanine	45.75	492.45

BUSINESS RATES

According to the valuation office website, the premises are assessed as follows:

Rateable value £11,000

For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk

VIEWING

All viewings should be made through the sole agent, Carter Jonas:

T: 01823 428 590 | M: 07968 216 596

E: Stephen.richards@carterjonas.co.uk

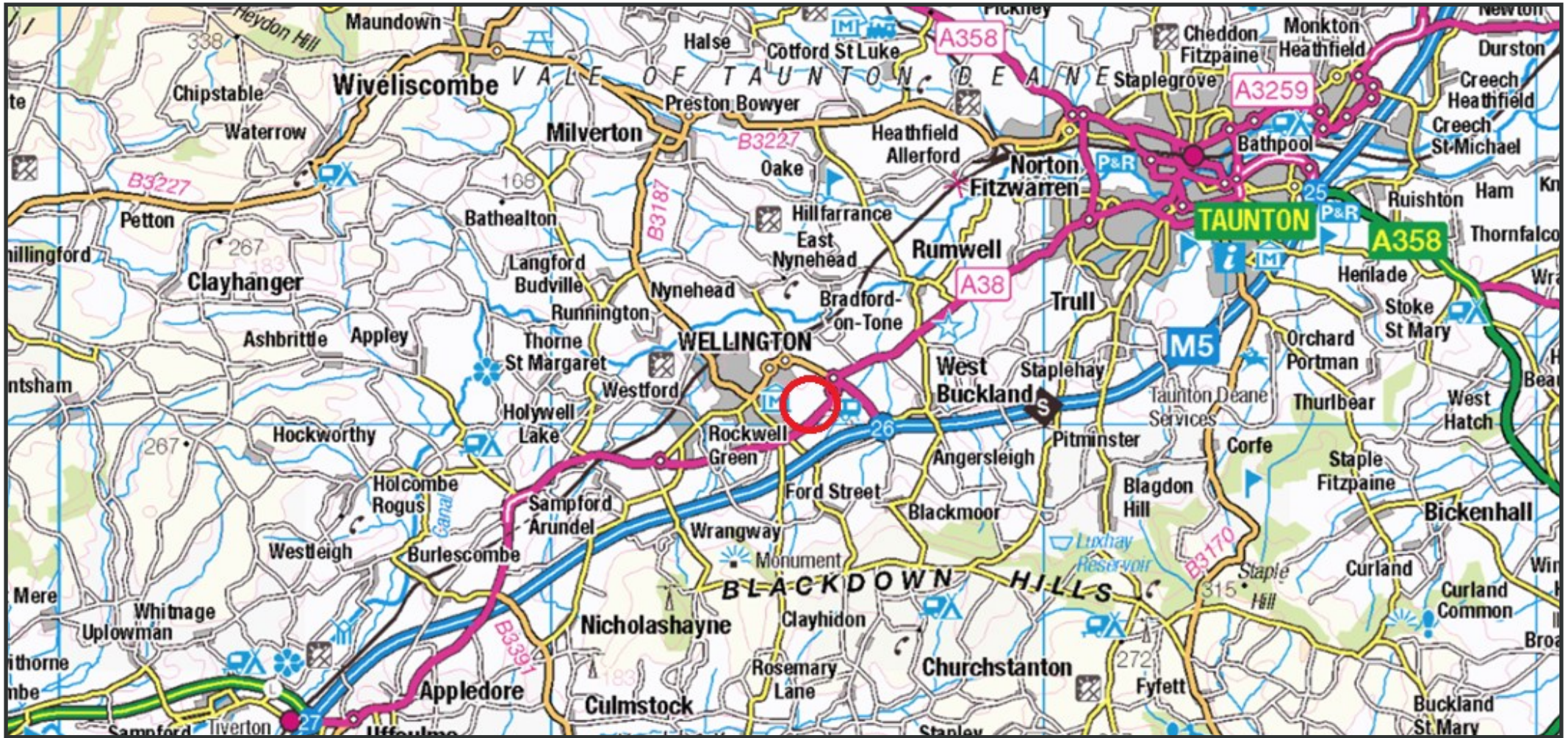
LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

SERVICE CHARGE

A quarterly service charge of £210 is payable in respect of maintenance and servicing the communal areas. Further information is available from the agents.





FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

Stephen Richards MRICS

M: 07968 216 596 | T: 01823 428 590

E: Stephen.richards@carterjonas.co.uk

Quad 4000, Blackbrook Park Avenue Taunton, Somerset, TA1 2PX.

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Carter Jonas