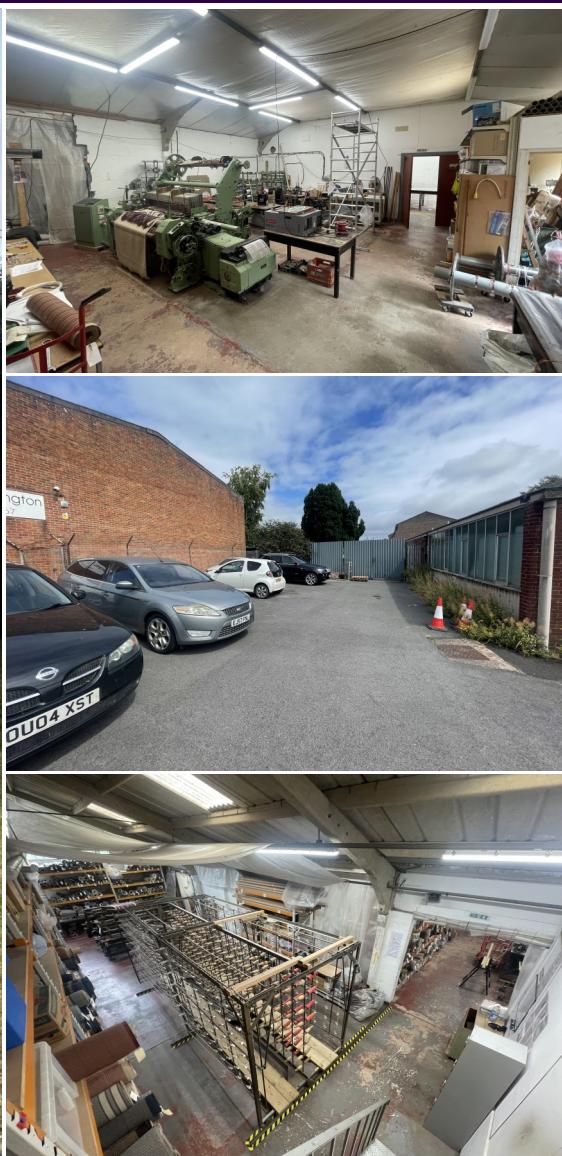


FOR SALE

Carter Jonas



Unit 4 Blackdown Business Park
Sylvan Road
Wellington
Somerset
TA21 8ST

**Industrial
investment
for sale**

- GIA of 489.36 sqm including a first floor office of 21.19 sqm.
- Industrial unit including warehousing, offices, stores, kitchen and WCs.
- Located close to Wellington town centre on an established business park.
- Easy access to the M5 motorway at J26, just over 2 miles away.

LOCATION

Blackdown Business Park is located close to Wellington town centre and to the rear of Waitrose. Wellington provides shops, restaurants, a dental practice, medical centre, cinema, a sports centre with indoor swimming pool and primary and secondary schooling. Taunton, the county town of Somerset is located approximately 7 miles to the east and provides further amenities and facilities including a hospital, theatre and multiplex cinema.

DESCRIPTION

Detached industrial unit with offices, for sale, with a GIA of 489.36 sqm (5,267 sqft). Two interconnecting units of brick elevations under a pitched roof with an asphalt car park to front and side with parking for 12-14 vehicles and gated access to rear yard. The property benefits from 3-phase electricity, an intruder alarm, fire alarm and LED strip lighting in the warehouses.

Unit 4a

The premises provides a two-storey office block and a ground floor warehouse of 16.18m x 6.44m with minimum eaves height of 3.21m and a maximum of 5.27m.

Ground floor accessed via a metal double glazed pedestrian door into reception/entrance hall with stairs to first floor office accommodation. Four ground floor offices, ladies and gents WC facilities, kitchen, store and warehouse. From the warehouse, metal steps lead to the first-floor office and wooden mezzanine with limited eaves height.

Unit 4b

Single storey warehouse of 18.18m x 10.12m with minimum eaves height of 3.21m and a maximum of 5.27m accessed to front via a pedestrian door or a wooden concertina door with a height of 3.06m and a width of 3.66m.

Warehouse with concrete floor, store to side of 3.68m x 1.87m, openings into Unit 4a, the adjoining industrial unit and double wooden doors leading into a rear store of 10.29m x 4.41m with a fire exit to the rear.

Outside

To front and side is an asphalt car park with parking for 12-14 vehicles. Gated access to rear yard laid to asphalt.

The rear of the units is laid to concrete with external stores.

ACCOMMODATION

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

<u>UNIT 4A</u>	Sq m	Sq ft
<i>Ground floor</i>		
Entrance hall/Reception		
Office 1	17.38	187
Office 2	8.24	89
Office 3	18.03	194
Office 4	13.10	141
Ladies WC		
Gents WC		
Kitchen	4.72	51
Store	26.72	288
Warehouse	104.20	1,121
<i>First floor</i>		
Wooden mezzanine under eaves	22.95	247
Office 5	21.19	228

<u>UNIT 4B</u>	Sq m	Sq ft
Warehouse	183.98	1,980
Store	6.88	74
Rear store	45.38	488

EPC

Rated D.

GIA	Sq m	Sq ft
Ground floor	468.17	5,039
First floor	21.19	228
Total	489.36	5,265.51

TENURE & RENTAL

Freehold. The investment is offered for sale by online auction, subject to the current lease to Fleetwood Fox Ltd dated 31.10.25, expiring on 19th February 2027 at a current passing rent of £20,000 per annum plus VAT. The lease is contracted out of the Landlord and Tenant Act 1954 Part II. There is a break option at 12 months from commencement (31st October 2026).

GUIDE PRICE & METHOD OF SALE

The property is offered for sale by online auction with a guide price* of £150,000 plus VAT with an auction finish time of 12noon on Thursday 19th February 2026.

The property will be sold subject to a reserve price**. For further information, to register to bid, and review the auction pack, visit www.carterjonas.co.uk/property-auctions

*The guide price is the minimum price at which the seller is prepared to sell at the date of publication.

**The reserve price is the minimum price at which the auctioneer is authorised by the seller to sell the lot at auction. The lot may be sold to the highest bidder at or above the reserve price but the auctioneer is not authorised to sell at a figure below the reserve price. Both the guide price and the reserve price are subject to change.

Potential purchasers should ensure that they register their interest in the property and regularly check for updated information regarding the property, including changes to the guide price.

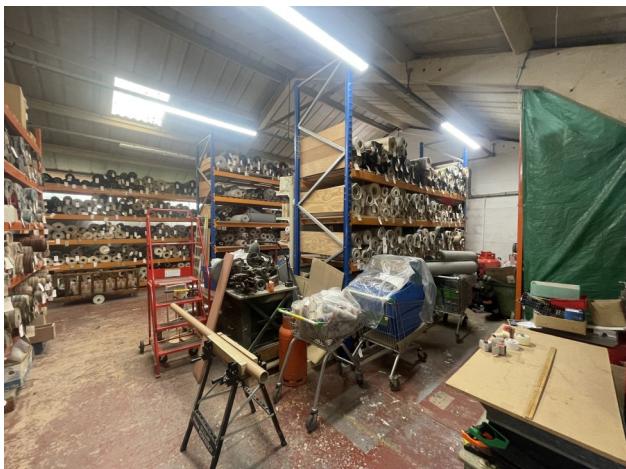
VIEWING

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

T: 01823 428590 M: 07968 216596

E: Stephen.richards@carterjonas.co.uk

SUBJECT TO CONTRACT





FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

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IMPORTANT INFORMATION

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