

# WELLINGTON

NEWLY BUILT – READY AUGUST 2018  
PRODUCTION / WAREHOUSE UNIT

# TO LET

865 FT<sup>2</sup> / 80.36 M<sup>2</sup>



**UNIT B11 WESTPARK 26 CHELSTON  
WELLINGTON TA21 9AD**

**Victoria House • Victoria Street • Taunton TA1 3FA • Fax: 01823 353133**

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# 01823 353033

## LOCATION

Westpark 26 is a successful new development of warehouse, production office and showroom buildings located fronting the A38 south of the Chelston Roundabout with direct access to the M5 Motorway Spur Road serving Junction 26 providing easy access for vehicles from Wellington, Taunton and the south west region. The property forms part of a terrace of units due for completion in July 2018. The location of the property is shown on the attached plan.

## DESCRIPTION

A self-contained, terraced production and warehouse unit on a newly developed, managed and landscaped site with car parking and loading facilities. The property offers the following features:

- Modern business units constructed in 2018.
- Power roller shutter loading door height: 3.56m and width: 2.65m.
- Provision for ground floor offices by arrangement.
- Concrete loading apron and forecourt.
- Min eaves height of 5.50 m.
- Single Disabled friendly WC.
- 2 car parking spaces.
- Lorry loading space.

## FLOOR AREAS

### Gross Internal Floor Areas

Unit B11	Ground Floor	80.36 m <sup>2</sup>	865 ft <sup>2</sup>
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## LEASE TERMS & RENT

The unit is available to let on new lease for a minimum term of 5 years drawn on a full repairing basis. A service charge is payable for the maintenance and repair of common parts and structures. Further details are available on request.

Unit B11 - Rent: £6,900 per annum exclusive of insurance, service charge and VAT.

Offices or mezzanines can be installed with the cost being rentalised. Alternatively, a tenant will be able to install offices as a tenant's improvement.

## RATES & ENERGY PERFORMANCE

Rateable Value 2017 Rating List – **To be Assessed**

For details of rates payable please contact Taunton Deane Borough Council on 01823 356324.

Energy Performance Certificate: **Awaited**

## LEGAL COSTS

Each party is to pay their own legal costs incurred in the transaction.

## FURTHER INFORMATION AND VIEWING

Contact: David White, Hatfield White

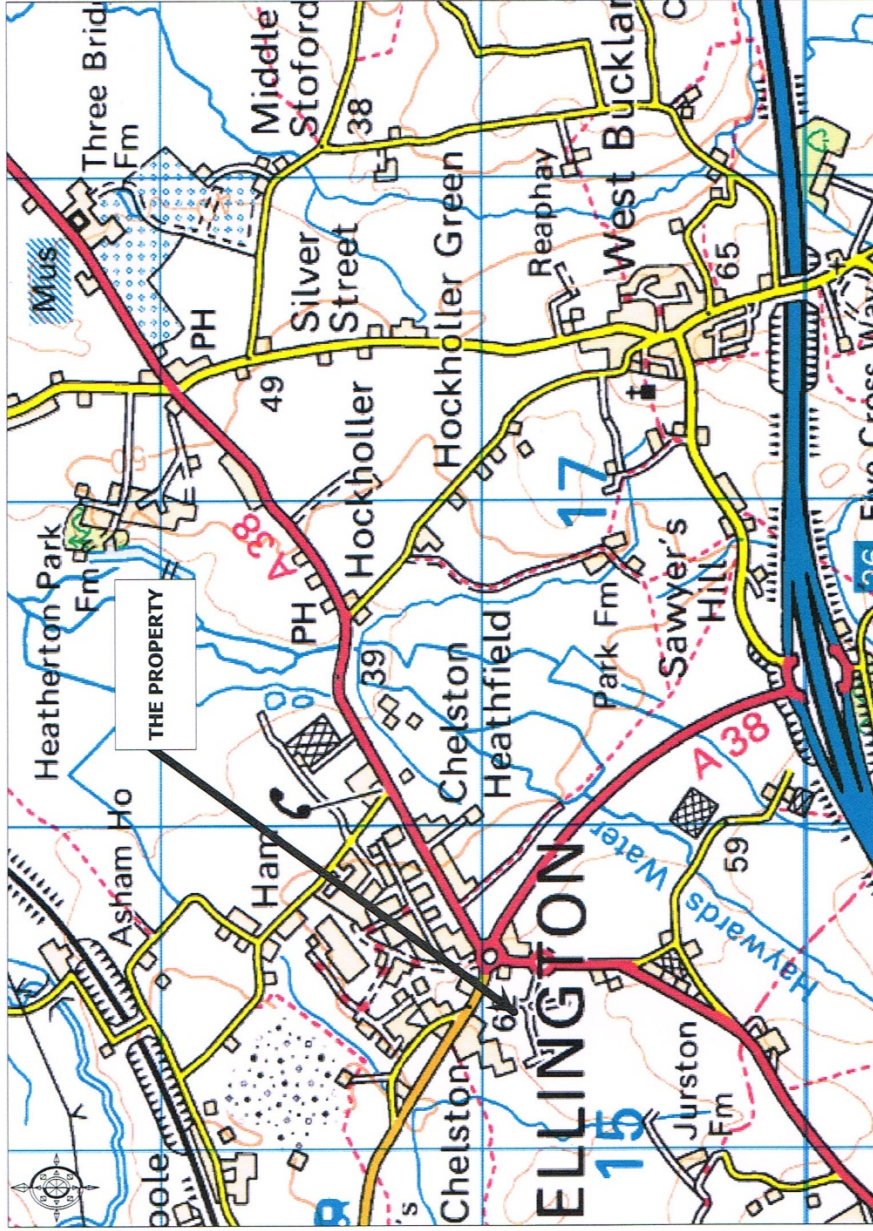
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0796 838 0022

8 June 2018

WESTPARK CHELSTON WELLINGTON TA21 9AD  
LOCATION PLAN



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