

# WELLINGTON

TWO ADJOINING SMALL BUSINESS /  
WAREHOUSE UNITS

# TO LET

OR MAY SELL

980 - 2,170 FT<sup>2</sup> / 91 - 201 M<sup>2</sup>



**UNITS 1 & 2 MONUMENT VIEW CHELSTON**

**WELLINGTON TA21 9ND**

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

HATFIELD WHITE LTD, for themselves and the vendors or lessors of this property for whom they act as agents, give notice that: (i) these particulars do not constitute part of, an offer or contract, (ii) the accuracy of any description, dimensions, references to condition, necessary permission for use/occupation and any other details contained herein is not guaranteed and is for general guidance only. Prospective purchasers or tenants must not rely upon them as statements or representations of fact, and must satisfy themselves as to their accuracy, (iii) any reference to mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state of condition, or that it is capable of fulfilling its intended function, or that it is Year 2000 compliant, (iv) neither Hatfield White Limited nor any of its employees or representatives has any authority to make or give any representation or warranty in relation to the property, (v) any price or rent quoted in these particulars is exclusive of VAT which may be payable in addition.

[www.hatfieldwhite.co.uk](http://www.hatfieldwhite.co.uk)

# 01823 353033

## LOCATION

Chelston Business Park is a successful development of warehouse, production, office and showroom buildings located fronting the A38 south at 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. Monument view is a development of small units on The property forms part of a terrace of units off Summerfield Avenue with nearby occupiers including GP Batteries, Quantock Brewery OKEE and E-zec Medical.

The location of the property is shown on the attached plan.

## DESCRIPTION

Two adjoining, self-contained, terraced production and warehouse units on a modern, well managed and landscaped site with car parking and loading facilities. The property offers the following features:

- Modern business units constructed in 2007.
- Roller shutter loading door to each unit: height: 3.65m and width: 3.5m.
- Unit 1 has first floor office and stores area.
- Concrete loading apron and forecourt.
- Min eaves height of 4.36 m.
- Single Disabled Access WC.
- 2 car parking spaces per unit.
- Lorry loading space.

## FLOOR AREAS

		Gross Internal Floor Areas	
Unit 1	Ground Floor	92.94 m <sup>2</sup>	1,000 ft <sup>2</sup>
	First Floor	17.47 m <sup>2</sup>	190 ft <sup>2</sup>
	Total	110.41 m <sup>2</sup>	1,190 ft <sup>2</sup>
Unit 2	Ground Floor	91.16 m <sup>2</sup>	980 ft <sup>2</sup>
Total		201.57 m <sup>2</sup>	2,170 ft <sup>2</sup>

## LEASE TERMS & RENT

The units are available independently or combined to let on new leases for a minimum term of 5 years drawn on a full repairing basis.

**Unit 1 - Rent: £7,000 p.a.** exclusive of insurance, service charge and VAT.

**Unit 2 - Rent: £6,370 p.a.** exclusive of insurance, service charge and VAT.

**PRICE:** The freehold interest in both units is available at **£195,000 + VAT**

Each occupier pays a service charge towards the maintenance and repair of common parts and structures. Further details are available on request.

## RATES & ENERGY PERFORMANCE

Unit 1	Workshop & Premises	RV 2010: £6,400	RV 2017: £5,500
Unit 2	Workshop & Premises	RV 2010: £5,900	RV 2017: £5,000

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

Energy Performance Certificate: Unit 1: Band F Unit 2: Band G.

## LEGAL COSTS

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

## FURTHER INFORMATION AND VIEWING

Contact: Nigel Hatfield

01823 353033

nhatfield@hatfieldwhite.co.uk

