

WELLINGTON

MODERN TRADE COUNTER
WAREHOUSE / INDUSTRIAL UNIT

TO LET

1,290 FT² / 120 M²



**UNIT 3A CASTLE ROAD
CHELSTON BUSINESS PARK WELLINGTON TA21 9JQ**

Victoria House • Victoria Street • Taunton TA1 3FA

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LOCATION

Chelston is an established business location situated adjacent to the spur road to Junction 26 of the M5 motorway, 1.5 miles from Wellington, 5 miles from Taunton, 50 miles to the south west of Bristol and 26 miles to the north east of Exeter.

The unit is located on Castle Road, one of the main service roads for the estate, with nearby occupiers including Wellington Motors Nissan car dealership, RH Fibreboard Containers, Flip-out, G & L Consultancy, Mundy Veneers and Chelston Motorhomes.

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

DESCRIPTION

Constructed in early 2000s - light industrial / warehouse building with facing brick/profiled steel elevations beneath a double skin profiled steel roof.

- Modern business unit constructed in 2004-5.
- 2 formal car parking spaces with scope for further, practical parking plus 1 lorry loading bay.
- Steel sectional loading door.
ht: 5.22m and width: 4.45m.
- Ground floor amenity block DWC
- Concrete block paved loading area.
- Min clear height of 5.6m (5.0m to haunch).
- 3-phase power supply.
- Lighting to production/warehouse area including LED.
- Planning Use Class E, B2 & B8 (incl former Class B1).

FLOOR AREAS

Ground Floor warehouse/production

1,290 ft²

120.04 m²

Gross Internal Floor Area – imperial figures are rounded

LEASE TERMS & RENT

The property is available to let on a new full repairing lease for 10 years subject to 5 yearly upward only rent reviews. Further details are available on application.

Rent: £11,750 per annum (excluding rates, insurance, service charge. VAT is not applicable.)

RATES & ENERGY PERFORMANCE

Rateable Value: to be reassessed excluding Unit 3B

Description: Warehouse and Premises

For details of rates payable interested parties should contact Somerset Council (0300 123 2224)

Energy Performance: Exempt – no energy use for heat/cooling.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this letting transaction.

FURTHER INFORMATION AND VIEWING

Please contact Nigel Hatfield

01823 353033

nhatfield@hatfieldwhite.co.uk

16 October 2026

UNIT 3A & 3B CASTLE ROAD CHELSTON BUSINESS PARK WELLINGTON TA21 9JQ



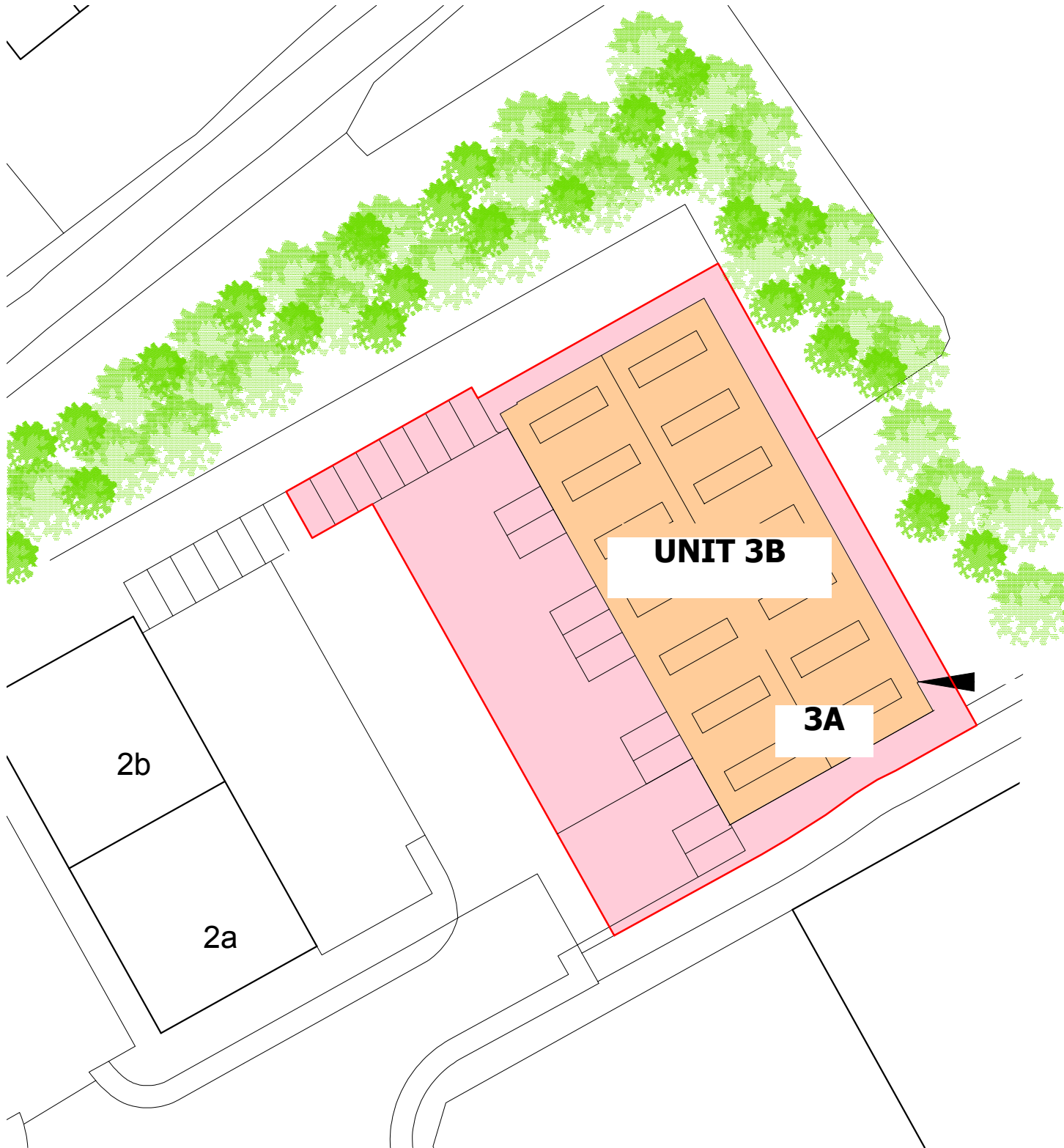
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LANDMARK INFORMATION

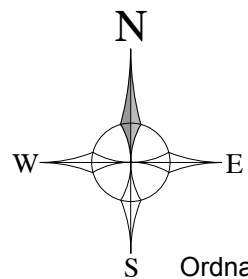
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Plotted Scale - 1:20000. Paper Size - A4

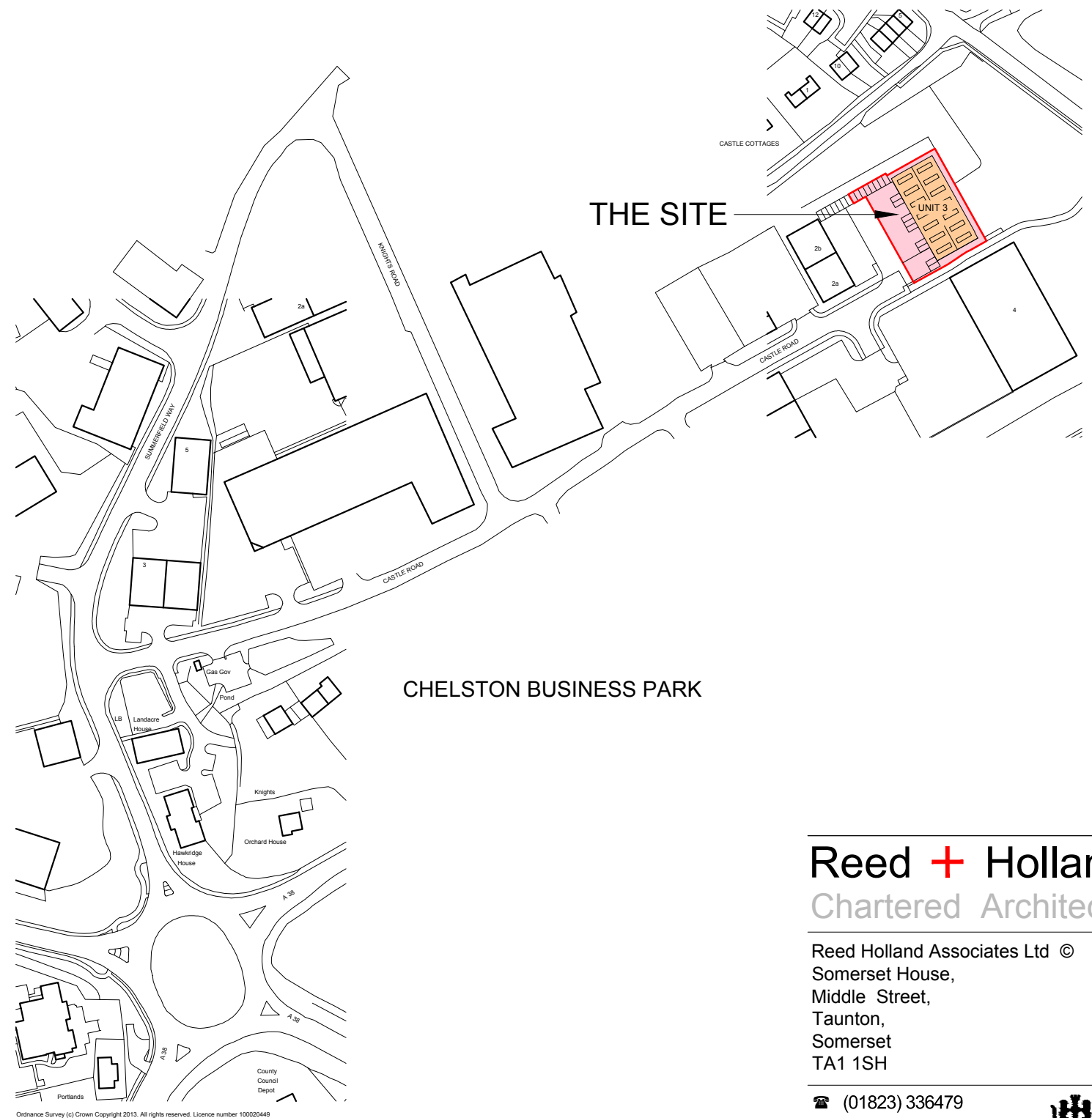




BLOCK PLAN SCALE 1:500



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LOCATION PLAN SCALE 1:1250

Reed + Holland
Chartered Architects

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Somerset House,
Middle Street,
Taunton,
Somerset
TA1 1SH

☎ (01823) 336479
www.reed-holland.co.uk



Project Proposed Alterations to Factory
Unit 3 Castle Road
Chelston Business Park
Wellington
Somerset, TA21 9JQ

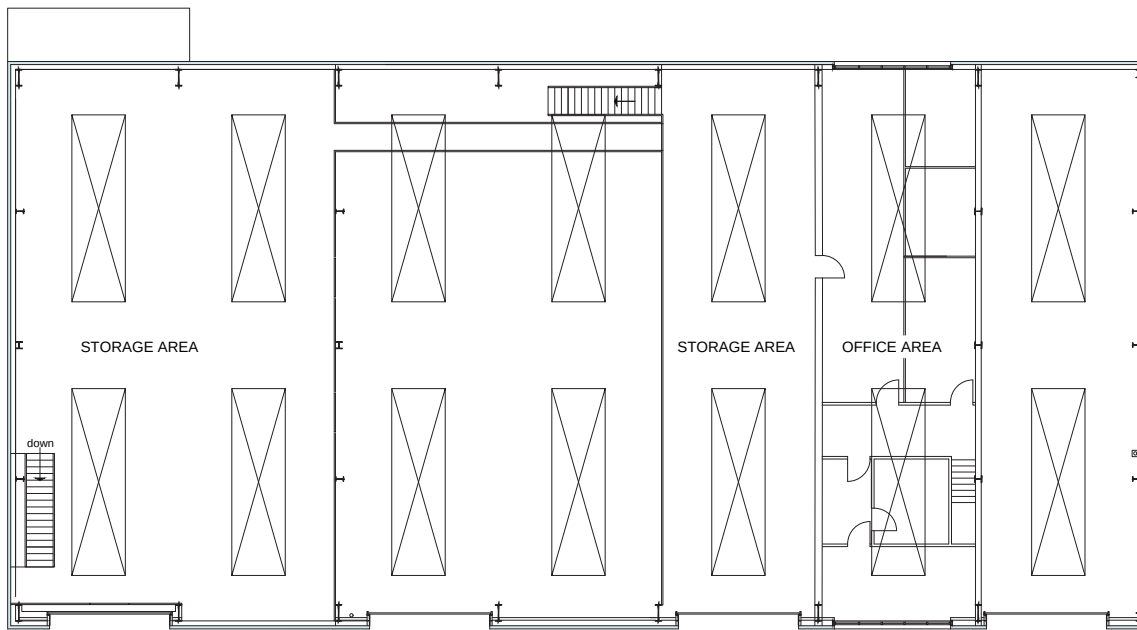
Client ProCo-STs Limited

Title LOCATION AND SITE PLANS

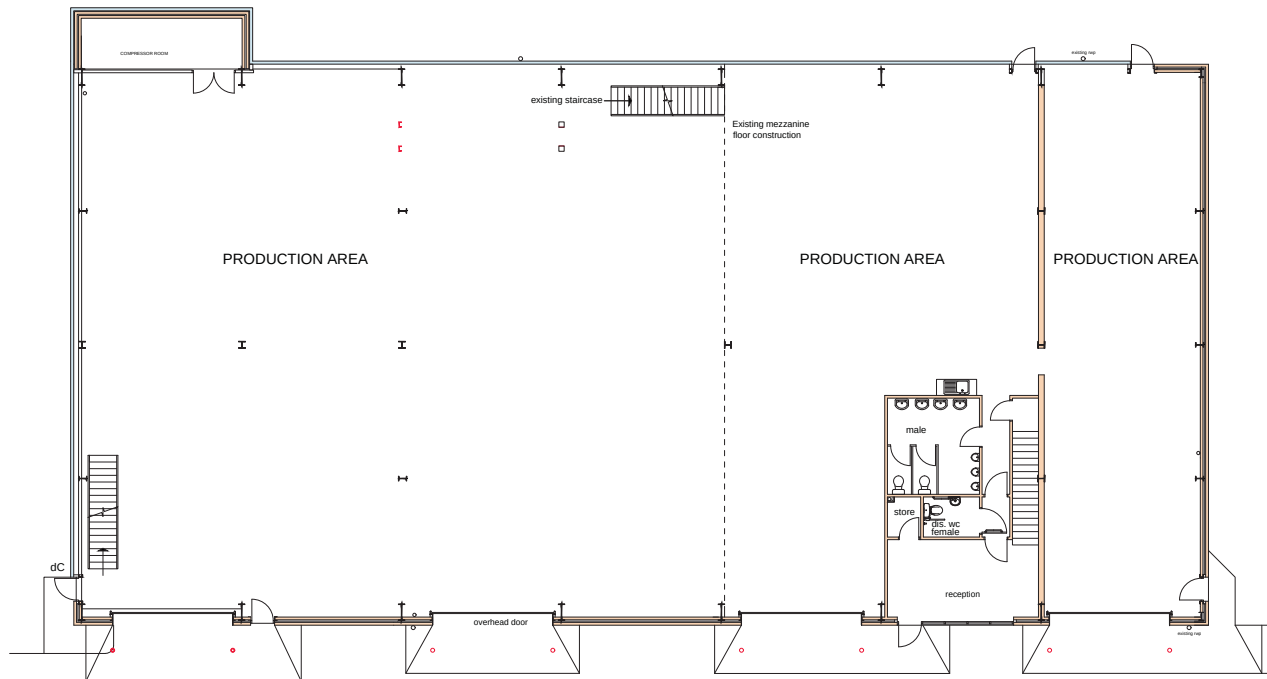
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Drg No **16.55.01**

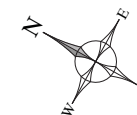
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UPPER FLOOR PLAN - EXISTING



GROUND FLOOR PLAN - EXISTING



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Project: Proposed Alteration to Factory
Unit 3 Castle Road
Chelston Business Park
Wellington
Somerset, TA21 9JQ

Client: ProCo-STS Limited

Title: FLOOR PLANS -
AS EXISTING

Scale: 1:100 @ A1 Date: August 2016

Drg No: **16.55.02**

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