WELLINGTON

MODERN TRADE COUNTER
WAREHOUSE / INDUSTRIAL UNIT

TO LET

9,200 FT² / 855 M²

HATFIELD WHITE

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

Victoria House • Victoria Street • Taunton TA1 3FA

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01823 353033

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.
- 15 formal car parking spaces with scope for further, practical parking plus 3 lorry loading bays.
- Steel sectional loading door ht: 5.22m and width: 4.45m.
- Ground floor reception & amenity area.
- First floor offices with local air conditioning.
- Concrete block paved loading area.
- Min clear height of 5.6m (5.0m to haunch).
- WCs & DWC.
- 3-phase power supply.
- Lighting to warehouse including LED.
- Planning Use Class E, B2 & B8 (incl former Class B1).

FLOOR AREAS

Ground Floor warehouse/production	7,425 ft²	689.72 m²
Ground Floor office / amenity	515 ft²	47.97 m²
First Floor offices	1,260 ft²	116.88 m²
Total	**9,200 ft²**	**854.58 m²**
Mezzanine 1	1,350 ft²	125.36 m²
Mezzanine 2	2,745 ft²	254.89 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: £80,000 per annum (excluding rates, insurance, service charge and VAT.)

RATES & ENERGY PERFORMANCE

Rateable Value: £66,000 (to be reassessed excluding Unit 3A) Description: Warehouse and Premises

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

Energy Performance: Band B – Score 47

LEGAL COSTS

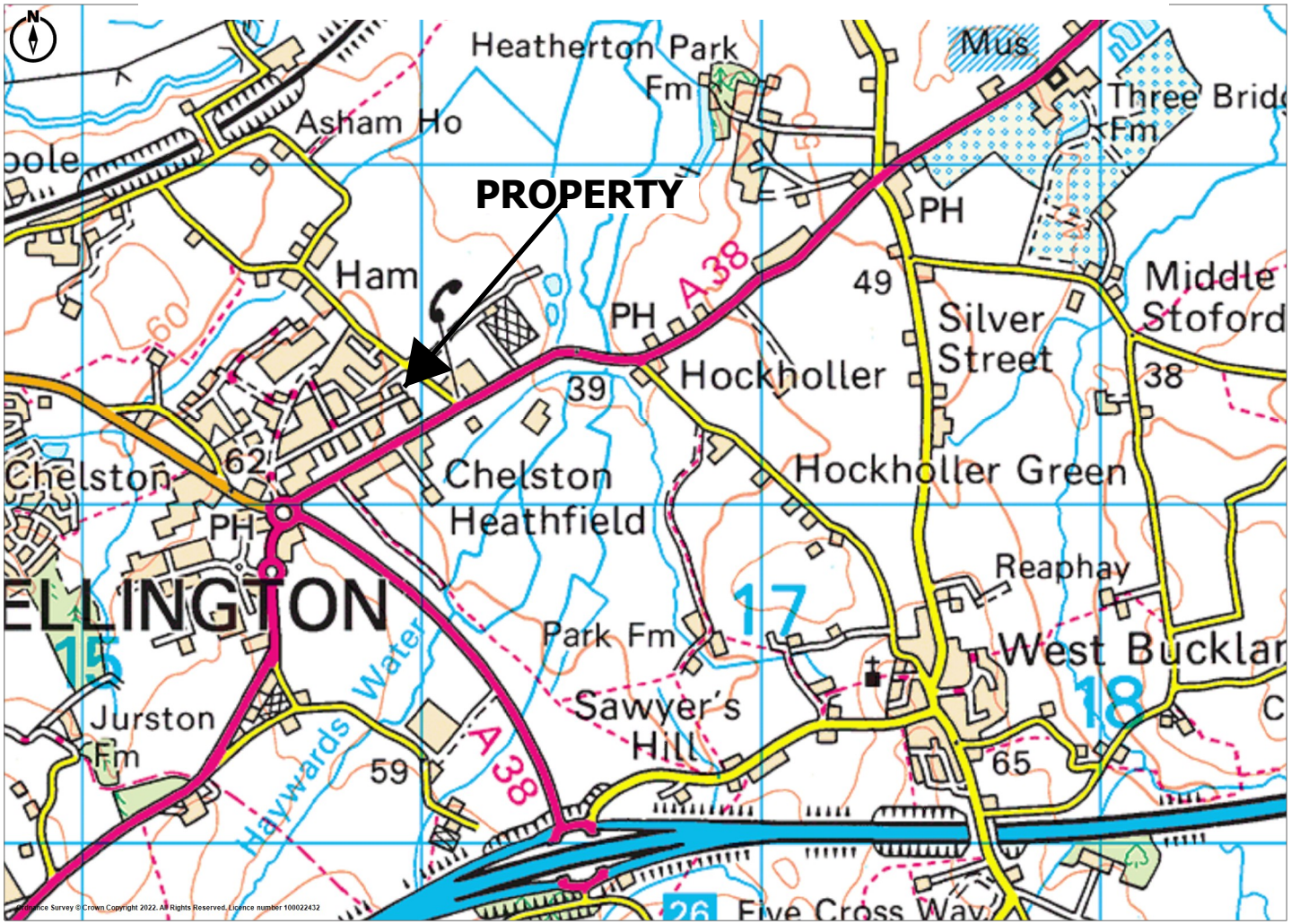
Each party is to bear their own legal costs incurred in this letting transaction.

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



Promap
LANDMARK INFORMATION

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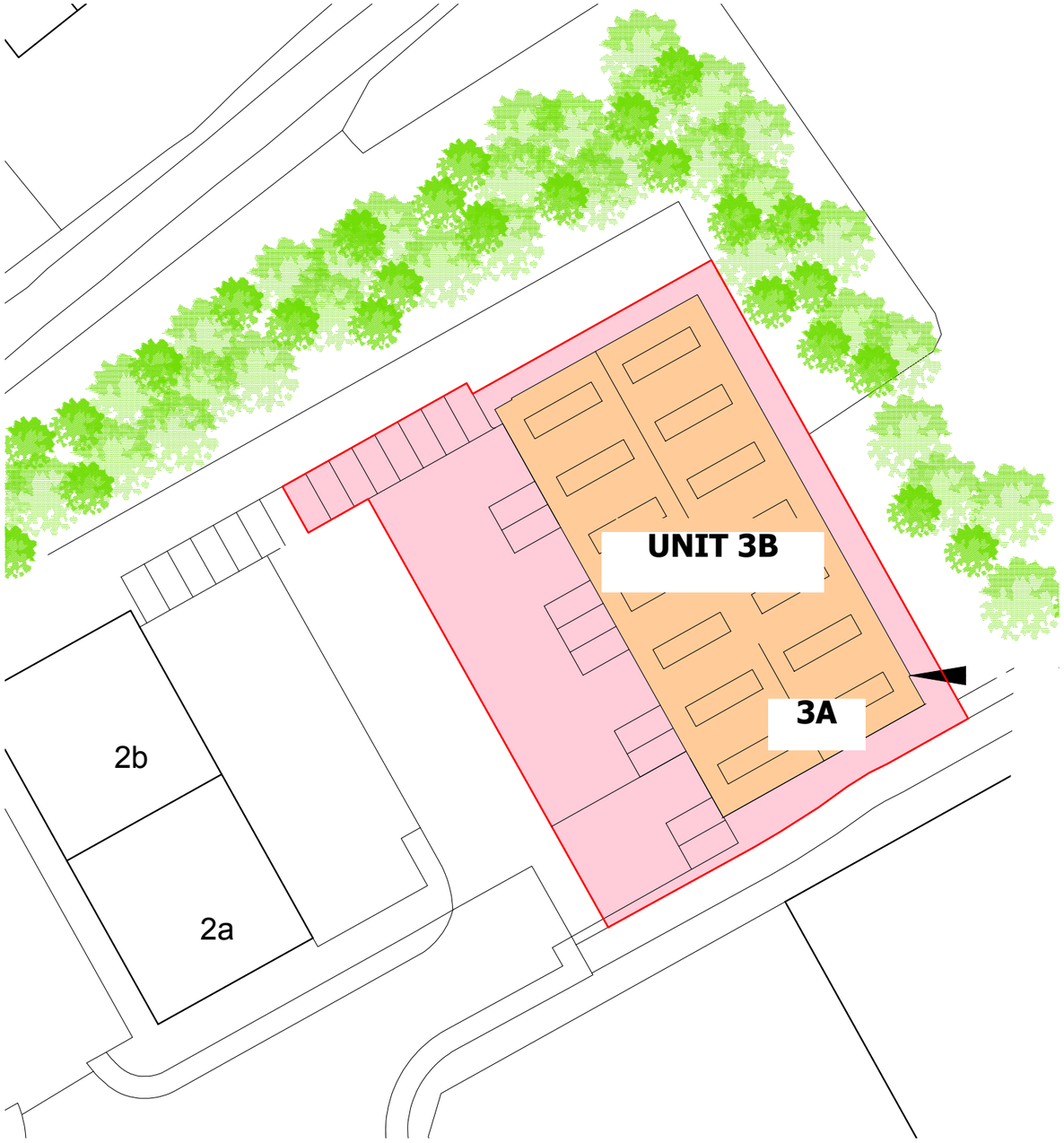
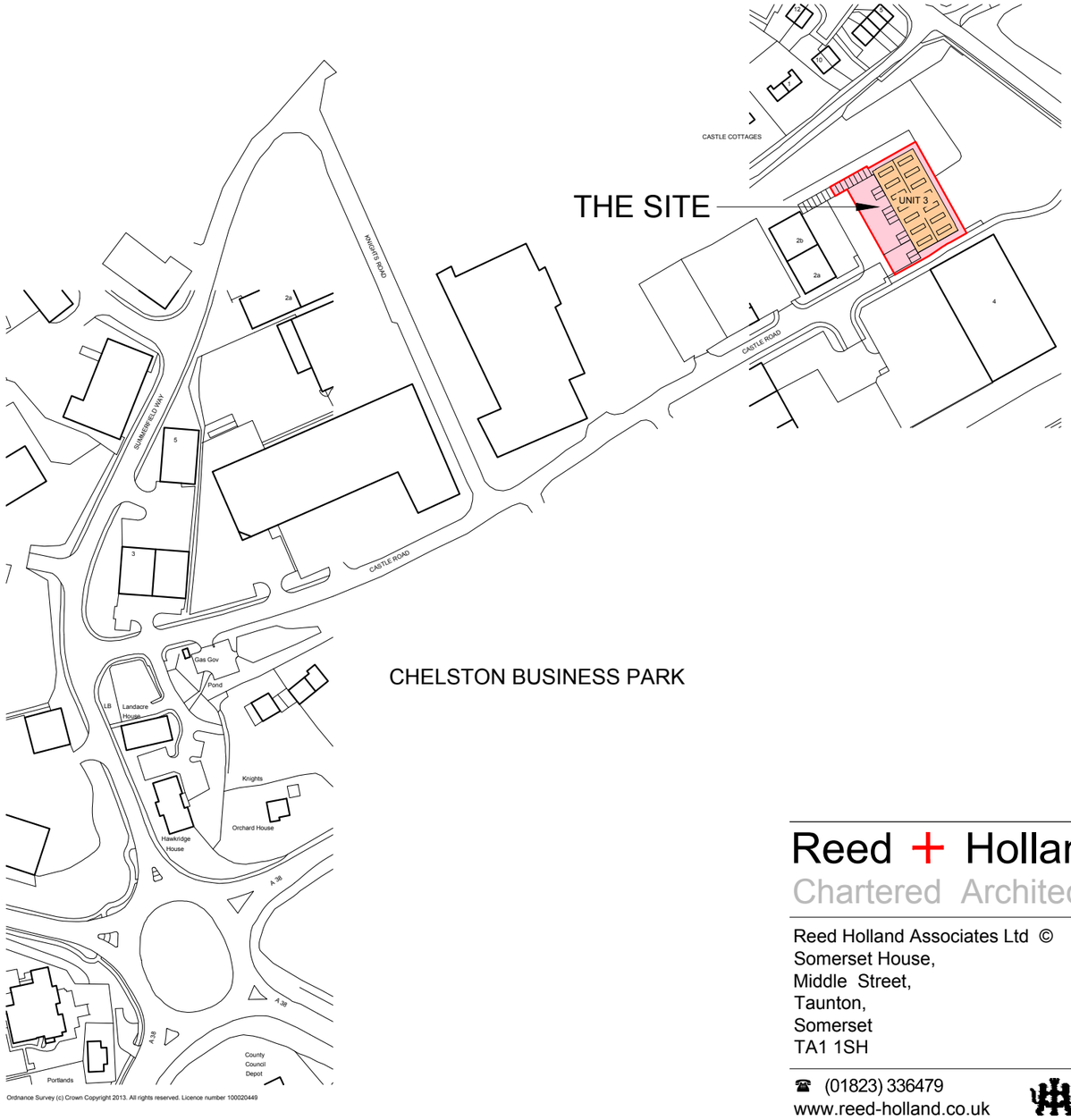
Plotted Scale - 1:20000. Paper Size – A4

HATFIELD WHITE



BLOCK PLAN SCALE 1:500



LOCATION PLAN SCALE 1:1250

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Reed + Holland
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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

Scale a.s. @ A3 Date August 2016

Drg No 16.55.01

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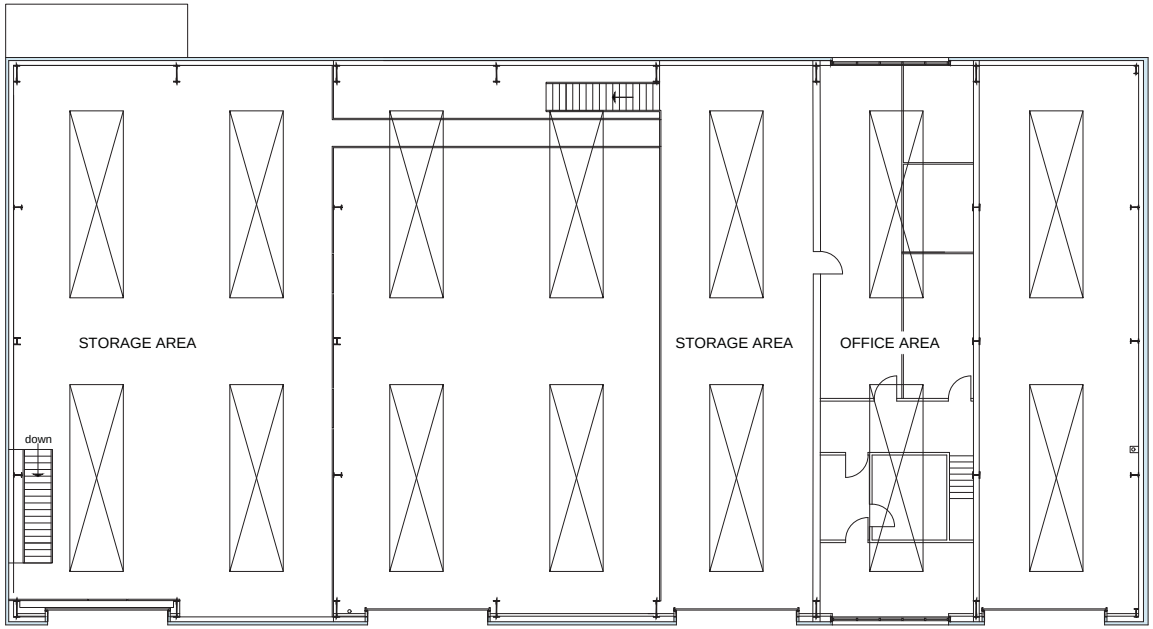
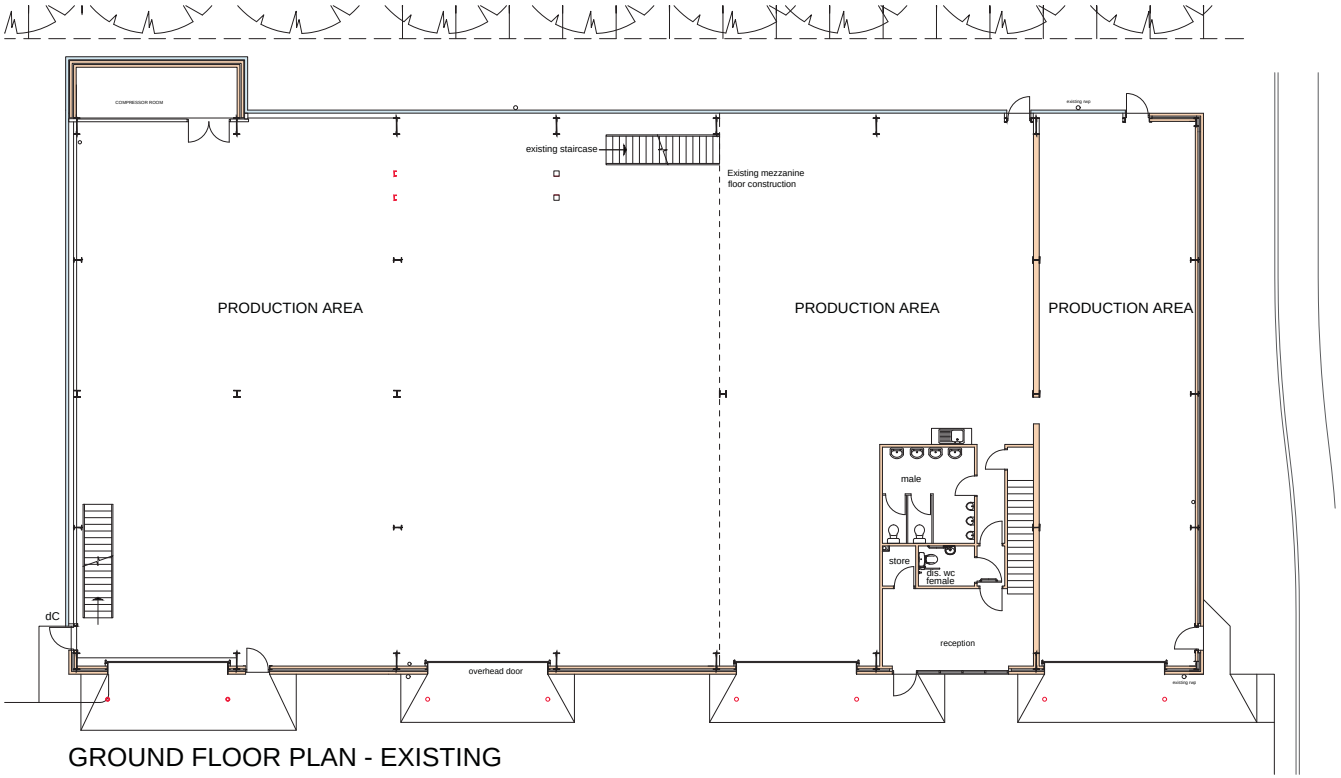
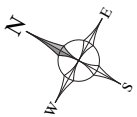


UPPER FLOOR PLAN - EXISTING



GROUND FLOOR PLAN - EXISTING



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Title FLOOR PLANS - AS EXISTING

Scale 1:100 @ A1 Date August 2016

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