



Industrial Unit with First Floor Mezzanine and Parking

FOR SALE



Unit 4G, Westpark 26, Chelston Business Park, Wellington, TA21 9AD.

- Located on Somerset's Premier Business Park, less than 1 mile from the M5.
- High quality end of terrace unit benefitting from front yard for parking.
- Ground Floor – 2,035 sq ft, to include offices and storage.
- First Floor Mezzanine – 1,890 sq ft, suitable as storage or office use.
- Guide Price: £285,000. (VAT is payable).

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LOCATION

Westpark 26 is a substantial new 40 acre business park strategically located adjacent to the established Chelston Business Park in Wellington, Somerset. Westpark 26 is the premier business park along the M5 corridor with on site occupiers to include Skylark Public House and Restaurant, a Travelodge Hotel, Shell petrol filling station to include a Subway and Budgen's convenience store.

The business park fronts the main A38 Taunton to Exeter Road and has immediate access to the national road network with J26 of the M5 less than one mile to the south east.

Wellington has a growing population of approximately 15,000 and whilst providing a thriving town centre with good communications it offers a pleasant working environment. Wellington is an expanding town with considerable ongoing residential housing being delivered with further commercial developments also planned.

DESCRIPTION

Unit 4G is an end of terrace unit with a front yard area for parking and loading. There is also a rear car parking space. The unit is of conventional steel portal frame construction, with double insulated profile steel cladding under a pitched profile steel roof with roof lights.

The ground floor is arranged as good quality carpeted offices with suspended ceilings and modern lighting, with DDA complaint WC and kitchenette facilities provided. There is a first floor mezzanine providing additional storage and workshop accommodation, suitable for conversion to office use.

The unit benefits from three phase electricity, mains water, gas and drainage, modern electric heating, an electric roller shutter door (height 4.4m, width 4m) as well as fire and intruder alarm systems.

The unit is suitable for most business use to include trade counter.

ACCOMMODATION

Our measured internal floor areas are as follow:-

Ground Floor: 2,035 sq ft / 189.06 sq m

First Floor: 1,890 sq ft / 175.59 sq m.

ESTATE MANAGEMENT

There is an estate management charge, presently levied at £0.15 per sq ft for landscaping and general upkeep of the business park.

BUSINESS RATES

Rateable Value is £21,750. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment in the rating assessment.

GUIDE PRICE

Unit 4G is available freehold with vacant possession at a guide price of **£285,000**.

The unit is also available to rent. Guide rent: £18,500 per annum.

VAT

The purchase price and estate management charge are subject to VAT at the prevailing rate.

EPC

The energy performance rating is E104.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

LOCATION PLAN -



VIEWINGS - Please contact:

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These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.