



Industrial Unit / Warehouse

**FOR SALE**



**Unit A2 Monument View, Chelston, Wellington, TA21 9ND.**

- Mid terrace unit positioned within 1 mile of J26 of the M5 motorway.
- Located on Somerset's most popular Business Park.
- High quality unit, suitable for a variety of uses.
- Ground floor: 1,500 sq ft / 139.35 sq m.
- Guide Price: £150,000. (No VAT payable).

Contact: Tony Mc Donnell MRICS  
Mobile: 07771 182608 / 01278 439439  
Email: [tony@cluff.co.uk](mailto:tony@cluff.co.uk)

## LOCATION

The unit is located on Chelston Business Park, a popular well established business park strategically located adjacent to the M5 motorway in Wellington.

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

The unit is of clear span portal frame construction, with a profiled steel facade and a pitched profile steel roof. There is a large roller shutter door at the front where there is also some outside parking.

The unit benefits from three phase electricity, a DDA compliant WC, a kitchenette, concrete floor throughout, a stainless steel roller shutter door and internally there is suspended spot lighting.

The unit is suitable for B1, B2 and B8 use.

## ACCOMMODATION

Ground Floor: 1,500 sq ft 139.35 sq m.

## BUSINESS RATES

Rateable Value is £7,600. 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.

Small business rates relief allowance may be available. Please make your own enquiries to Taunton Deane Borough Council (01823 356356).

## GUIDE PRICE

The unit is available freehold at a guide price of £150,000.

## VAT

The property is not registered for VAT.

## EPC

Rating C73.

## 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.