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**Industrial / Business Unit**

**TO LET**



**UNIT Z1, BLOCK 1, WESTPARK 26, CHELSTON, WELLINGTON, TA21 9AD**

- Prominent corner unit located on Somerset's premier Business Park.
- Benefits from excellent communication links.
- Total Area: 1,545 sq ft / 143.53 sq m.
- Front area for parking and loading.
- Rent: £14,000 per annum (£1,166.67 per month).

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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. The business park fronts the main A38 Taunton to Exeter Road and has immediate access to the national road network.

Wellington has a population of approximately 15,000 and whilst providing a thriving town centre with good communications it offers a pleasant working environment.

**DESCRIPTION** – Unit Z1 is an end of terrace unit, prominently located on the main arterial road on the business park. Block Z was completed in mid 2015. Within the unit there is an office reception area, as well as a separate kitchenette and a DDA compliant WC. The remainder of the unit is for storage or workshop use. The unit benefits from three phase electricity, an electric roller shutter door, mains water, gas and drainage and a Bio-mass boiler heating system.

Westpark 26 is the M5 corridor's premier business park and includes a public house and restaurant, a hotel, a petrol filling station which includes a Costa Coffee and Subway.

**ACCOMMODATION** – Our measured net internal floor areas are as follow:-

Gross Internal Area: 1,545 sq ft / 143.53 sq m.

**BUSINESS RATES** – Rateable Value is £9,000. 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.

**TERMS** – The premises are available via a new internal repairing lease for a minimum term of three years at an annual rent of £14,000 per annum. Three months rent deposit will be required.

**EPC** – The energy performance rating is C69. Copy available at <https://www.ndepcregister.com>.

**LEGAL COSTS** – The proposed new tenant will be responsible for the landlord's reasonable legal costs incurred.



**TM/1596 IND 22<sup>nd</sup> September 2016**

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