



Offices with Parking TO LET



Units 4, 5 & 6 Georges Farm, West Buckland, Wellington, TA21 9LE.

- Detached office premises 1.2 miles from J26 of the M5 motorway.
- Good quality ground floor offices with air conditioning.
- Large front and rear yard area for parking or external storage.
- Accommodation: 2,200 sq ft / 204.40 sq m.
- Rent: £16,500 per annum / £1,375 per month.

Contact: Tony Mc Donnell MRICS
Mobile: 07771 182608
Email: tony@cluff.co.uk

Chris Cluff MRICS
07802 385746
chris@cluff.co.uk

LOCATION

Unit 4, 5 and 6 are located on Georges Farm, an established business location strategically located within 1.2 miles of J26 of 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 units are linked but could be let separately and provide good quality office accommodation. There is a large secure front yard area for parking as well as a rear yard area for additional parking or external storage use.

Internally, the units benefit from WC facilities, a kitchenette/staff room; air conditioning, double glazed UPVc windows and doors, carpeting, CAT II lighting and three phase electricity. There is also an intruder alarm and fire detection system installed.

The unit is suitable for office use. Other uses will be considered.

ACCOMMODATION

Total Accommodation: (approx) 2,200 sq ft 204.40 sq m.

BUSINESS RATES

Rateable Value for Unit 4 is £2,700. Rateable Value for Units 5 & 6 is £6,500. 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).

TERMS

A new full repairing and insuring lease is available for a term of 5/6 years at £16,500 per annum.

VAT

VAT if applicable at the prevailing rate.

EPC

Rating – D99.

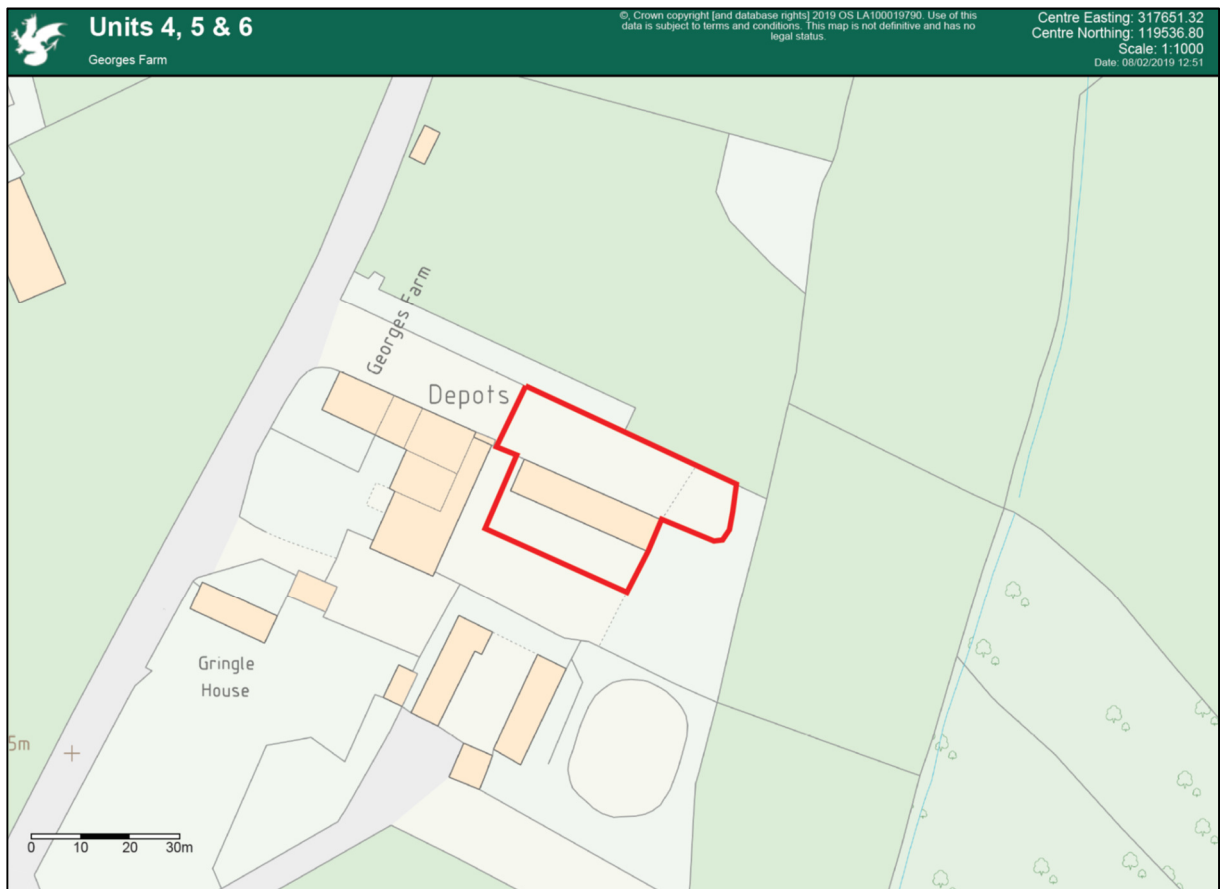
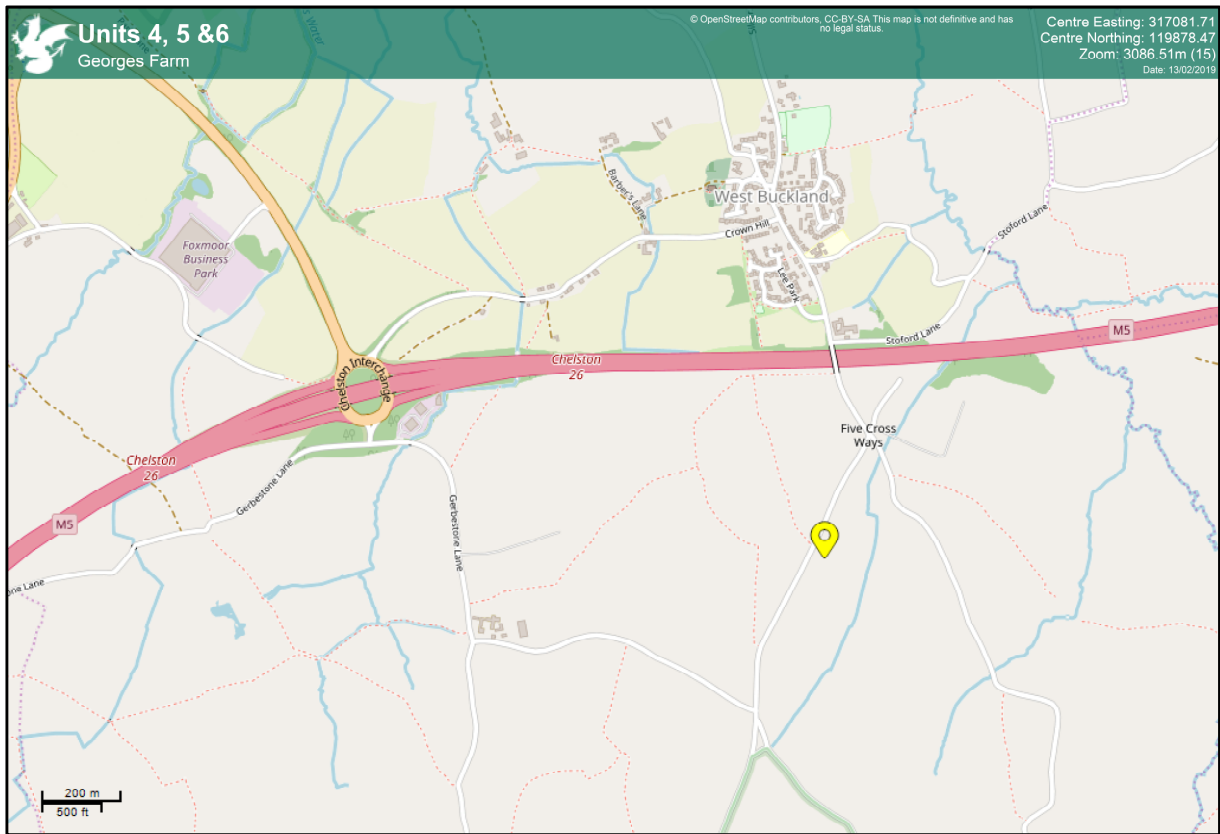
CONTACT

Tony Mc Donnell MRICS
Mobile: 07771 182608
Email: tony@cluff.co.uk

Chris Cluff MRICS
07802 385746
chris@cluff.co.uk

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.

LOCATION AND SITE PLAN



INTERNAL PHOTOGRAPHS

