



**Industrial Unit  
TO RENT**



**Unit 2, Monument View, Chelston Business Park, Wellington, TA21 9ND.**

- Located on Chelston Business Park.
- Excellent communication links, within 1 mile of J26 of the M5.
- Unit 2 – 980 sq ft / 91 sq m.
- Front area for parking and loading.
- Rent: £12,000 per annum / £1,000 per month (plus VAT).

Contact: Tony Mc Donnell MRICS

Mobile: 07771 182608

Email: [tony@cluff.co.uk](mailto:tony@cluff.co.uk)

## LOCATION

Unit 2 occupies a mid-terraced position within a block of similar sized units on the established Monument View within Chelston Business Park.

The unit is less than 1 mile from J26 of the M5, as well as the A38 Taunton to Exeter Road, providing excellent links to the national road network.

Wellington has a growing population and a prosperous town centre.

## DESCRIPTION

Unit 2 is a mid-terraced, modern steel portal frame unit with an maximum eaves height of approximately 5.45m and a concrete floor.

Unit 2 benefits from three phase electricity, mains water and drainage; a manual shutter door (height 5.1 m, width 3.55m) and a DDA compliant WC. The roof is an insulated clad roof with roof light panels providing good natural light. There is designated parking at the front of the unit.

**ACCOMMODATION** – Approximate measurements:

Unit 2:	91 sq m	980 sq ft
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## BUSINESS RATES

The Rateable Value is £9,900 per annum (April 2026).

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.

## RENT

The unit is available via a new lease for a term of 5 to 6 years, or longer if required.

Annual rent of **£12,000**.

A three month rent deposit is required.

## VAT

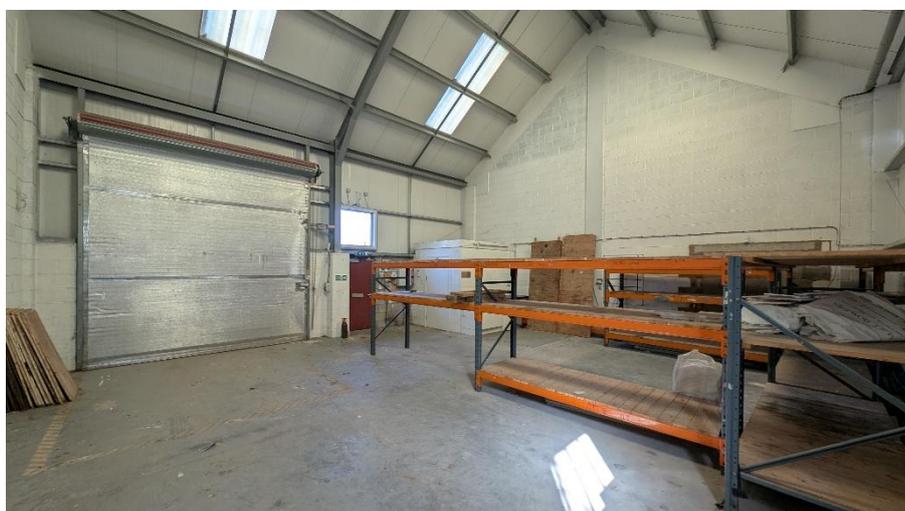
VAT is payable.

## EPC

Rating of C73.

## LEGAL COSTS

Each party will be responsible for the own legal costs.



**VIEWINGS** – Tony Mc Donnell MRICS – Mobile: 07771 182608 – Email: [tony@cluff.co.uk](mailto:tony@cluff.co.uk)

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