



Industrial Unit / Warehouse  
**TO LET**



**Unit 10 Monument View, Chelston, Wellington, TA21 9ND.**

- Semi-detached unit located 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: 1,005 sq ft / 99.37 sq m.
- Mezzanine floor 800 sq ft / 74.32 sq m.
- Rent: £12,500 per annum / £1,042 per month. (VAT payable).

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

**LOCATION**

The property is situated on Monument View within the Chelston Business Park at Wellington.

To access the unit drive into the Chelston Business Park, turn left after 200 yards into Summerfield Avenue, and turn left again when reaching the bottom into Monument View. Proceed straight on to the end of this road and the unit will be found on the right hand side.

The Chelston Business Park is very well located on the outskirts of Wellington, immediately off the roundabout serving the A38 to Taunton/Exeter, and the slip road to the M5 motorway at Junction 26. Wellington is 7 miles to the South of Taunton, and 25 miles North of Exeter.

**DESCRIPTION**

A modern workshop unit about 15 years old built of steel portal frame, with a roof of insulated steel cladding incorporating roof lights.

Access is by an insulated roller shutter door for loading, and a metal personnel door. There is a fire exit door to the rear. To the frontage is a good sized parking area laid to concrete.

Inside the unit there is three phase power and a ground floor WC. The workshop area has LED strip-lighting. There is also a high quality mezzanine floor has been constructed over almost the whole floor area apart from the loading bay, which is of steel framework with decking, and with metal stairs leading up.

On the mezzanine are two offices to one side, each with suspended ceiling, LED light panels, modern electric heaters, and dado level power points. A further room includes a kitchen sink, worktops, and base units.

**ACCOMMODATION**

Ground Floor: (approx)	1,005 sq ft	93.37 sq m
Mezzanine Floor: (approx.)	<u>800 sq ft</u>	<u>74.32 sq m</u>
Total Accommodation	1,805 sq ft	167.69 sq m

**BUSINESS RATES**

Rateable Value is £5,600. 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.

**TERMS**

A new full repairing and insuring lease is available for a term of 6 years at £12,500 per annum, incorporating a three year rent review. Ingoing tenant to bear the Landlords reasonable legal costs in the transaction.

**EPC**

An EPC will be provided prior to completion of the new lease.

**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.