



Industrial Investment  
**FOR SALE**



**Unit 4G, Westpark 26, Chelston Business Park, Wellington, TA21 9AD.**

- Located on Somerset's Premier Business Park, less than 1 mile from the M5.
- High quality end of terrace unit benefitting from front yard for parking.
- Ground Floor – 2,035 sq ft, to include offices and storage.
- First Floor Mezzanine – 1,890 sq ft.
- Let to NFU at an annual rent of £17,500 pa.
- Guide Price: £325,000. (VAT is payable).

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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. Westpark 26 is the premier business park along the M5 corridor with on site occupiers to include Skylark Public House and Restaurant, a Travelodge Hotel, Shell petrol filling station; Subway, McDonalds, Costa Coffee and Budgen's convenience store.

The business park fronts the main A38 Taunton to Exeter Road and has immediate access to the national road network with J26 of the M5 less than one mile to the south east.

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 underway.

## **DESCRIPTION**

Unit 4G is an end of terrace unit with a front yard area for parking and loading. There is also a rear car parking space. The unit is of conventional steel portal frame construction, with double insulated profile steel cladding under a pitched profile steel roof with roof lights.

The ground floor is arranged as good quality carpeted offices with suspended ceilings and modern lighting, with DDA complaint WC and kitchenette facilities provided. There is a first floor mezzanine providing additional office accommodation.

The unit benefits from three phase electricity, mains water, gas and drainage, modern electric heating, an electric roller shutter door (height 4.4m, width 4m) as well as fire and intruder alarm systems.

## **ACCOMMODATION**

Our measured internal floor areas are as follow:-

Ground Floor: 2,035 sq ft / 189.06 sq m

First Floor: 1,890 sq ft / 175.59 sq m.

## **BUSINESS RATES**

Rateable Value is £21,750. 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.

## **TENANCY DETAILS**

Unit 4G is currently let to the NFU, via a ten year lease which commenced in March 2018, with tenant break options in March 2023 and 2025, provided six months' notice in writing.

## **GUIDE PRICE**

Unit 4G is available freehold with the benefit of the existing lease at a guide price of **£325,000**.

## **VAT**

The purchase price is subject to VAT.

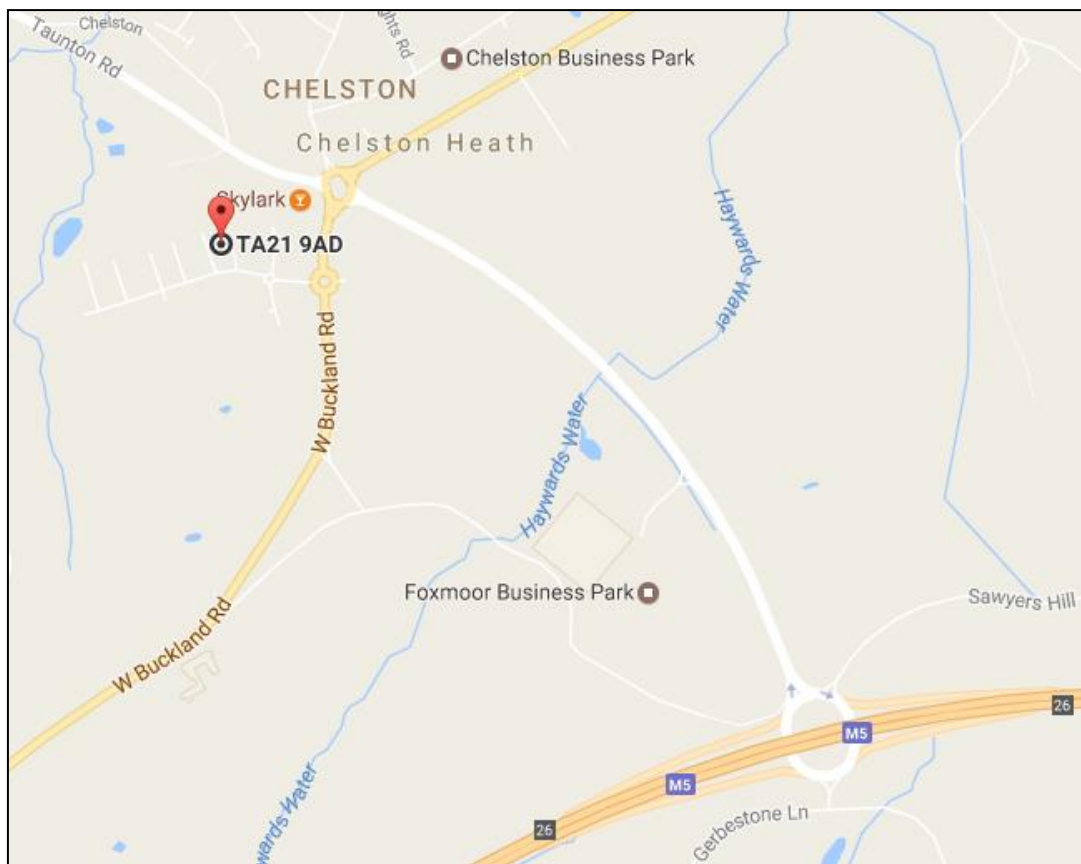
## **EPC**

The energy performance rating is E104.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred.

## LOCATION PLAN -



### FURTHER INFORMATION - Please contact:

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