

Viewing: strictly by appointment through the Agent

**UNIT D, THE OLD BRICKYARD
HIGHER POOLE
WELLINGTON
SOMERSET
TA21 9HW**

**A RARE OPPORTUNITY TO PURCHASE A BRAND NEW
INDUSTRIAL UNIT**

TOTAL SIZE 1,785 SQ FT

GUIDE PRICE £225,000 PLUS VAT

FOR SALE



LOCATION

Unit D is situated at Higher Poole on the outskirts of Wellington virtually adjoining the Recycling Centre and adjoining a number of other business premises.

Access is approximately 0.75 miles from the A38 and M5 motorway at junction 26 signposted from the road leading to Wellington from the Chelston roundabout.

DESCRIPTION

Unit D comprises a brand new commercial unit forming part of a small industrial park development.

Unit D fronts onto a concreted yard and benefits from allocated parking spaces.

The units are of steel portal frame construction with a good eaves height, providing potential for a mezzanine floor if required. The unit has two front electric roller shutter doors and two pedestrian doors, allowing the unit to be split into two units if required.

The walls and roof are of PVC coated steel profile cladding, the roof incorporating roof lights.

Unit D has a disabled W.C as well LED high level lighting.

ACCOMMODATION

Unit D 1,785 sq ft / 165.83 sq m

SERVICES

The property has the benefit of mains water, drainage and electricity. Gas is not available.

PLANNING

The units have planning consent for B1 commercial use. There are noise restrictions imposed on weekends and evenings.

BUSINESS RATES

The units have not yet been assessed for business rates.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC's will be provided when available.

TERMS

The units are for sale freehold.

GUIDE PRICE

Unit D £225,000 plus VAT

Unit D, The Old Brickyard, Higher Poole, Wellington, TA21 9HW

LEGAL COSTS

Each party to pay their own legal costs in the transaction.

VIEWING

Strictly by arrangement with the sole agents, Cluff Commercial Ltd.

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LOCATION PLAN

