



**INDUSTRIAL UNIT
FOR SALE**



Unit F, The Old Brickyard, Higher Poole, Wellington, Somerset, TA21 9HW.

- Detached commercial property benefitting from secure compound.
- Located close to Wellington's town centre and 2 miles to J26 of M5.
- Total Accommodation - 1,009 sq ft / 93.75 sq m.
- Site area 0.16 acres.
- Freehold Guide Price: £190,000.

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LOCATION

Unit F 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 with J26 of the M5 motorway approx. 2 miles journey to the south east along the A38.

DESCRIPTION

Unit F comprises a recently built commercial unit forming part of a small industrial park development at Higher Poole, located to the immediate north of Wellington in Somerset.

Unit F benefits from a frontage concrete yard providing loading and secure parking for numerous vehicles, with an entrance metal double gate and perimeter metal herring security fencing.

The unit is of steel portal frame construction with a good eaves height of 5.5m, providing potential for a mezzanine floor, if desired. The unit has an electric roller shutter door a pedestrian door to the frontage.

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

Unit F also provides a DDA-compliant WC facility as well as LED and emergency lighting.

The unit has a Warranty to 2032 with Building and Land guarantees.

ACCOMMODATION

Total Accommodation: 1,009 sq ft 93.75 sq m

BUSINESS RATES

Rateable Value is presently £6,700, under the 1st April 2023 listing. 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 may be applicable.

GUIDE PRICE

£190,000.

EPC

EPC rating C54.

VAT

Payable at the applicable rate.

LEGAL COSTS

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

CONTACT

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