



**Industrial Unit
TO RENT**



Unit Z16, Westpark 26, Chelston Business Park, Wellington, TA21 9AD.

- Located on Somerset's Premier Business Park, less than 1 mile from the M5.
- High quality mid terrace unit benefitting from front parking.
- Ground Floor - 1,000 sq ft / 92.90 sq m.
- Available March 2021.
- Rent: £10,000 per annum / £833.34 per month. (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 to include a Subway 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 planned.

DESCRIPTION

Unit Z16 is a mid-terrace unit with a front yard area for parking and loading. 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 unit is predominately open plan with a small office located in the rear right hand corner with a DDA compliant WC located directly behind.

The unit benefits from three phase electricity, mains water, gas and drainage and an electric roller shutter door.

The unit is suitable for most business use to include trade counter.

ACCOMMODATION

Ground Floor: 1,000 sq ft / 92.90 sq m

ESTATE MANAGEMENT

There is an estate management charge, presently levied at approx. £0.15 per sq ft for landscaping and general upkeep of the business park.

BUSINESS RATES

Rateable Value is £7,000. 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

Unit Z16 is available to rent via a new lease for a minimum term of five years at an annual rent of £10,000 per annum / £833.34 per month. A three month rent deposit is required, subject to references.

VAT

VAT is payable on the annual rent.

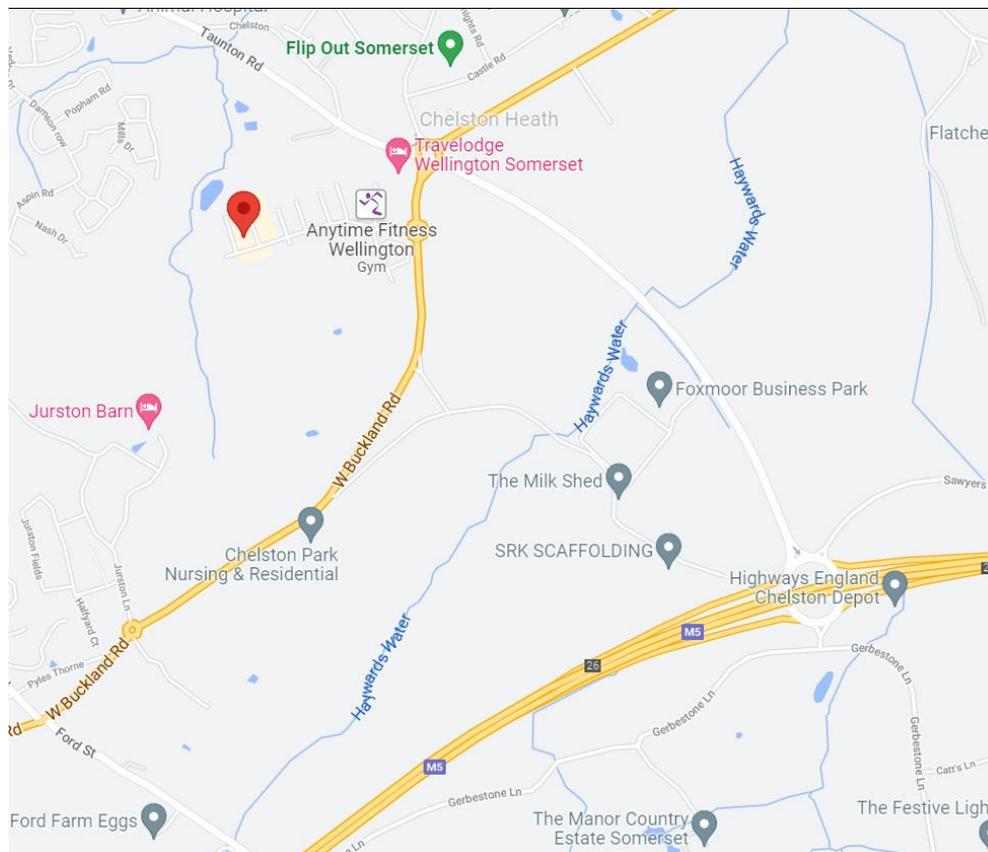
EPC

The energy performance rating is C75.

LEGAL COSTS

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

LOCATION PLANS -



VIEWINGS - Please 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.