



Industrial Unit / Warehouse
TO LET



Unit at Wardleworth Way, Milverton Road, Wellington, TA21 0BA.

- Detached unit located within 1 mile of Wellington Town centre.
- Roadside location along Milverton Road and approx 3 miles from M5.
- Clear span unit, suitable for B1 and B8 use.
- Ground floor: 9,280 sq ft / 862.13 sq m.
- First Floor Offices and Kitchenette: 1,185 sq ft / 110.09 sq m.
- Rent: £50,000 per annum. Available September 2021.

Contact: Tony Mc Donnell MRICS

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LOCATION

The unit is located along Milverton Road, less than 1 mile from Wellington town centre located to the south east. J26 of the M5 is located approximately 3 miles to the east along Taunton Road.

Wellington has a growing population of approximately 15,000 and whilst providing a thriving town centre with good communication links to Taunton and Bristol to the north and Exeter to the south. Wellington is an expanding town with considerable ongoing residential housing being delivered with further commercial developments also planned on the outskirts of the town.

DESCRIPTION

The unit is of clear span construction under a pitched roof. There are roller shutter doors on the side and at the rear of the unit. Internally, there are first floor offices with a side yard area suitable for parking and loading. There are two site entrance gates along Wardleworth Way.

The unit benefits from three phase electricity, WC and kitchenette facilities; a concrete floor and first floor offices overlooking Milverton Road. The eaves height within the unit is 4.56 m.

The site area measures approximately 0.473 acres. The unit is suitable for B1 and B8 use.

ACCOMMODATION

Ground Floor:

Main Warehouse	8,550 sq ft	794.31 sq m
Front Showroom/Offices	<u>730 sq ft</u>	<u>67.82 sq m</u>
Total:	9,280 sq ft	862.13 sq m

First Floor:

Offices	955 sq ft	88.72 sq m
Kitchenette	<u>230 sq ft</u>	<u>21.37 sq m</u>
Total:	1,185 sq ft	110.09 sq m

BUSINESS RATES

Rateable Value is £35,250. 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.

TERMS

A new full repairing and insuring lease is available for a minimum term of 5 years at £50,000 per annum. Available September 2021.

VAT

Payable if applicable.

EPC

Rating D100.

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LOCATION MAP



LOCATION PLAN



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.