



**TO LET**

# Unit 5, Monument View

Chelston Business Park, Wellington, Somerset, TA21 9ND

Hybrid office with production/storage accommodation



# Location

Chelston Business Park is conveniently located 0.75 miles from Junction 26 of the M5 motorway and 1.5 miles from Wellington town centre.

The business park fronts onto the busy Chelston round about with the A38 arterial route with passing traffic flows of approximately 16,000 vehicles per day. The mainline railway station is in central Taunton approximately 6 miles away. The nearest international airport is Exeter, 30 miles south.

**M5**



**0.75**

**Taunton  
Railway  
Station  
6 miles**



**A303**

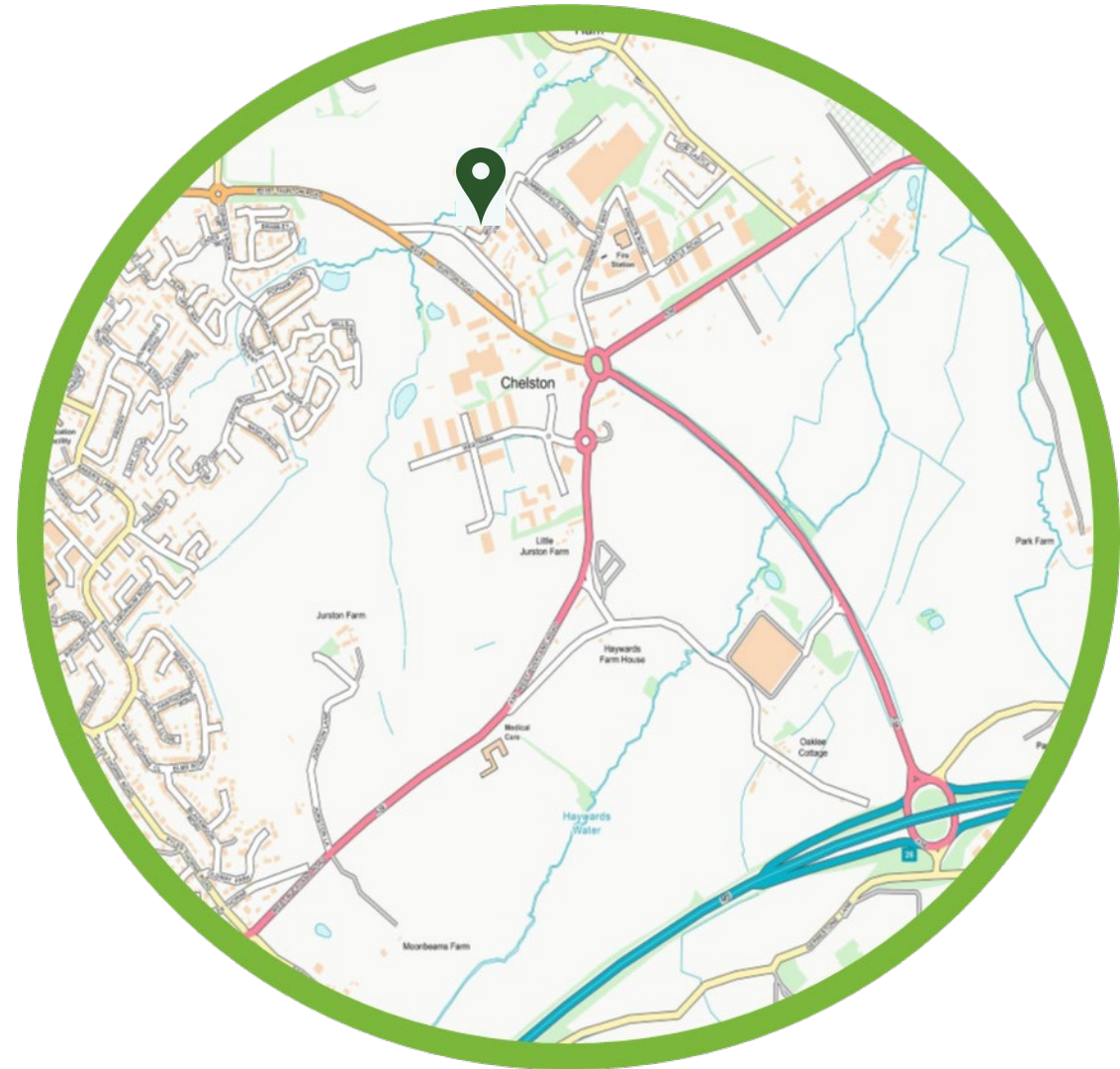


**15 miles south**

**Wellington**



**2 miles**



# Accommodation

## Description

An end of terrace hybrid unit over two floors. The accommodation provide a mixture of open plan offices and meeting rooms on the first floor with a fully fitted kitchen and staff room plus WCs on the ground floor.

The conversion has been completed to a high standard with independent air conditioning units and LED lighting.

## Parking

The accommodation has a total of 3 available parking spaces.

## Services

We are advised that all electric, water and drainage services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Ground floor office, Kitchen, WCs and clean production/ storage	860	79.94
First floor offices	813	75.57
<b>TOTAL</b>	<b>1,673</b>	<b>155.51</b>

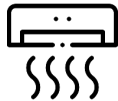
**Fibre Broadband Connection**



**Suspended ceilings**



**VRV Hybrid Air Conditioning**



**Onsite parking**



**LED lighting**



**Kitchen**



**WC facilities**



# Planning | Rates | EPC | Terms

## Lease/Tenure/Terms

The property is available by way of assignment of the current lease, ending 30 April 2028 on full repairing and insuring terms. Alternatively, consideration be given to a sub-lease; or a new longer lease (to be negotiated directly with the Landlord).

## Rent

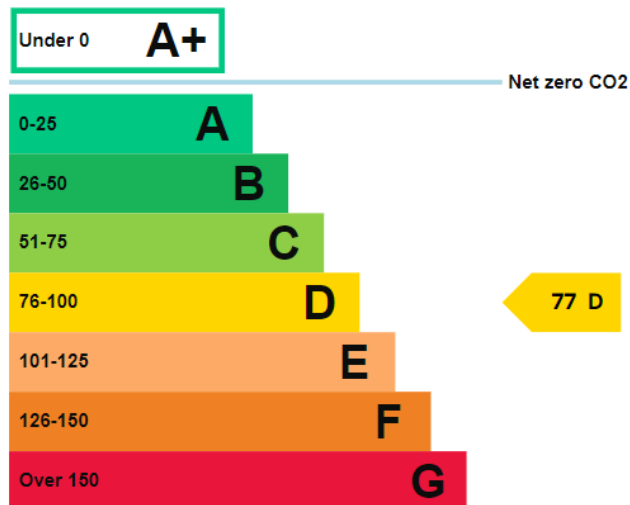
£1,850 per calendar month.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Energy Performance Certificate

This property's current energy rating is D.



## Business Rates

The property has a rateable value of £13,500. Interested parties should make their own enquiries to Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



**Alder King Property Consultants**  
Suite 327, Bridge House  
7 Bridge Street  
Taunton  
TA1 1TG

[www.alderking.com](http://www.alderking.com)

**AK Ref:** AM  
**Date:** July 2023  
**Subject to Contract**



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### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

