

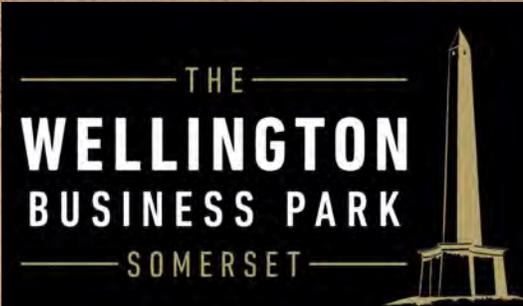


TO LET

Unit 3a

The Wellington Business Park, Wellington, Somerset, TA21 9HP

Industrial / Warehouse unit of 15,304 sq ft (1,422 sq m)



Location

The property is in a prime location near Wellington in the county of Somerset. For overseas logistics the area is served by Portbury and Avonmouth Docks, with international travel by Bristol International Airport and Exeter Airport. The business park is within ½ mile of J26 of the M5 motorway, with easy access to the A303 and a 15 minute drive time of a population (aged 16–64) of 52,747 within 39,041 households, making for a convenient and well placed location for South West distribution networks. The area is a well established employment locality with nearby Chelston Business Park which comprises a mixed use business park in excess of 60 acres with occupiers including a Nissan car showroom, Flip Out Somerset and various offices, business and warehouse units. The neighboring Westpark 26 comprises a mixed use business park in excess of 40 acres and includes a Travelodge, pub/restaurant, petrol filling station, Costa Coffee, McDonalds, Anytime Fitness gym and a range of business /warehouse units.

M5



½ mile

Taunton Railway
Station
10 miles



Taunton

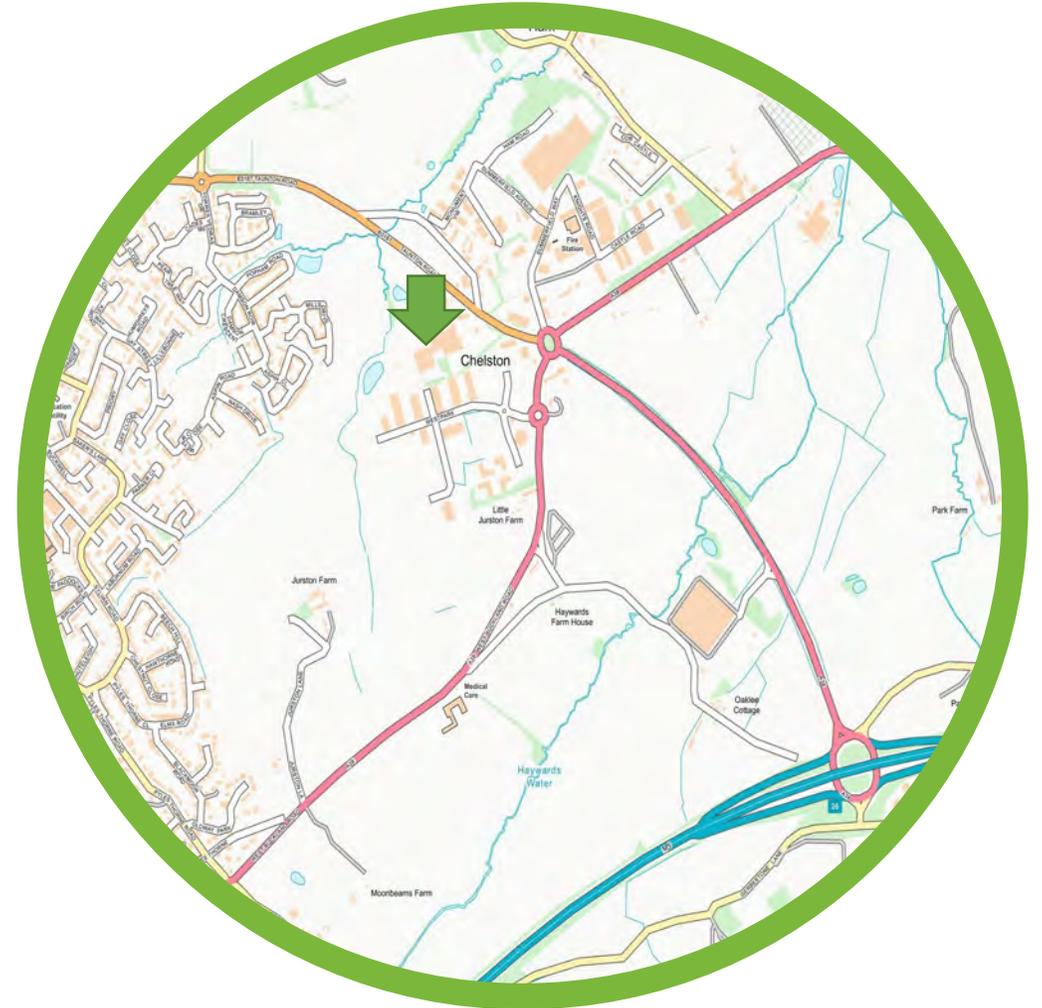


5 miles

Bristol



51 miles



Accommodation

Description

The unit is of modern steel portal frame construction with insulated profile cladding to the elevations and roof and would suit both manufacturing and warehouse use. Internally the unit has concrete floors, sodium lighting, with both personnel and loading doors.

The site also includes a weighbridge that is accessible for the use of all occupiers. The unit includes parking space.

Services

We are advised that sub metered electricity (3 phase), water and drainage 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
Unit 3a	15,304	1,421.74



Haunch height
Min 6.5m

Car parking spaces



Surface level doors

1

Industrial & Logistics



Manufacturing





Lease | Rates | Estate

Business Rates

The property does not yet have a rating assessment. For confirmation of the rates payable, we recommend that all interested parties make enquiries of the local billing authority and Valuation Office Agency.

Estate Charge & Site Management

An estate charge will be levied on all occupiers to cover the maintenance and upkeep of the common parts of the estate with the cost being allocated between occupants on a pro rata basis

VAT

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

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and Greenslade Taylor Hunt and accordingly we recommend you obtain advice from a specialist source.

Lease Terms

The property is available on a new full repairing lease with terms to be negotiated.

Code for Leasing

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

Rent

The property is offered to let for £145,500 per annum exclusive of VAT.

Legal Costs

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

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

Viewing Arrangements

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



Duncan Brown
01823 334455
0773 4477953
duncan.brown@gth.net

Joseph Hughes
01823 334455
0772 5955437
joseph.hughes@gth.net

Alder King Property Consultants

Suite 327, Bridge House
Bridge Street, Taunton TA1 1TG
www.alderking.com



Andrew Maynard
01823 444879
07831 154080
amaynard@alderking.com

AK Ref: AM/95871/2022

Subject to Contract

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.
A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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.

THE
**WELLINGTON
BUSINESS PARK**
SOMERSET



