



**Unit F, The Old Brickyard  
Higher Poole  
Wellington  
Somerset  
TA21 9GN**

## **Industrial unit for sale**

- Detached industrial unit with a GIA of 83.29 sqm (896 sq ft).
- Fenced concrete yard area with parking for 6/8 vehicles.
- Popular industrial estate 2 miles from junction 26 of the M5 motorway.
- WC facility and good natural light via skylights and LED lighting.

## LOCATION

Industrial unit is located at Poole Industrial Estate on the edge of Wellington and located 2 miles from junction 26 of the M5 motorway and 1.5 miles from Wellington town centre. Taunton is 5.5 miles away.

## DESCRIPTION

The detached industrial unit is of modern construction and has recently been built and is part of a small group of new units at Poole Industrial Estate located to the north of the town of Wellington.

The unit is of a steel portal frame construction with gross internal area 9.38m x 8.88m. Minimum eaves height of 5.67m and a maximum eaves height of 7.54m; giving the potential to build a mezzanine floor within the building if required. The industrial unit has a plastic-coated electric roller shutter door with a width of 2.99m and a height of 2.48m along with a plastic-coated pedestrian security door to front for access.

Internally the building has a concrete floor, a disabled WC facility, 3 phase electricity, LED lighting and skylights providing good natural light. A kitchenette will need to be constructed.

Outside to front is a concrete yard that wraps around the building where there is parking for 6/8 vehicles with room for a storage container or skip to the side of the unit.

## BUSINESS RATES

According to the valuation office website, the premises are assessed as follows:

Rateable value £6,700

For verification purposes, interest parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

## TENURE & GUIDE PRICE

Freehold. The unit is offered for sale by private treaty at a guide price of £190,000 plus VAT.

## EPC

Rated C.

## ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Warehouse	83.29	896



## LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

## VIEWING

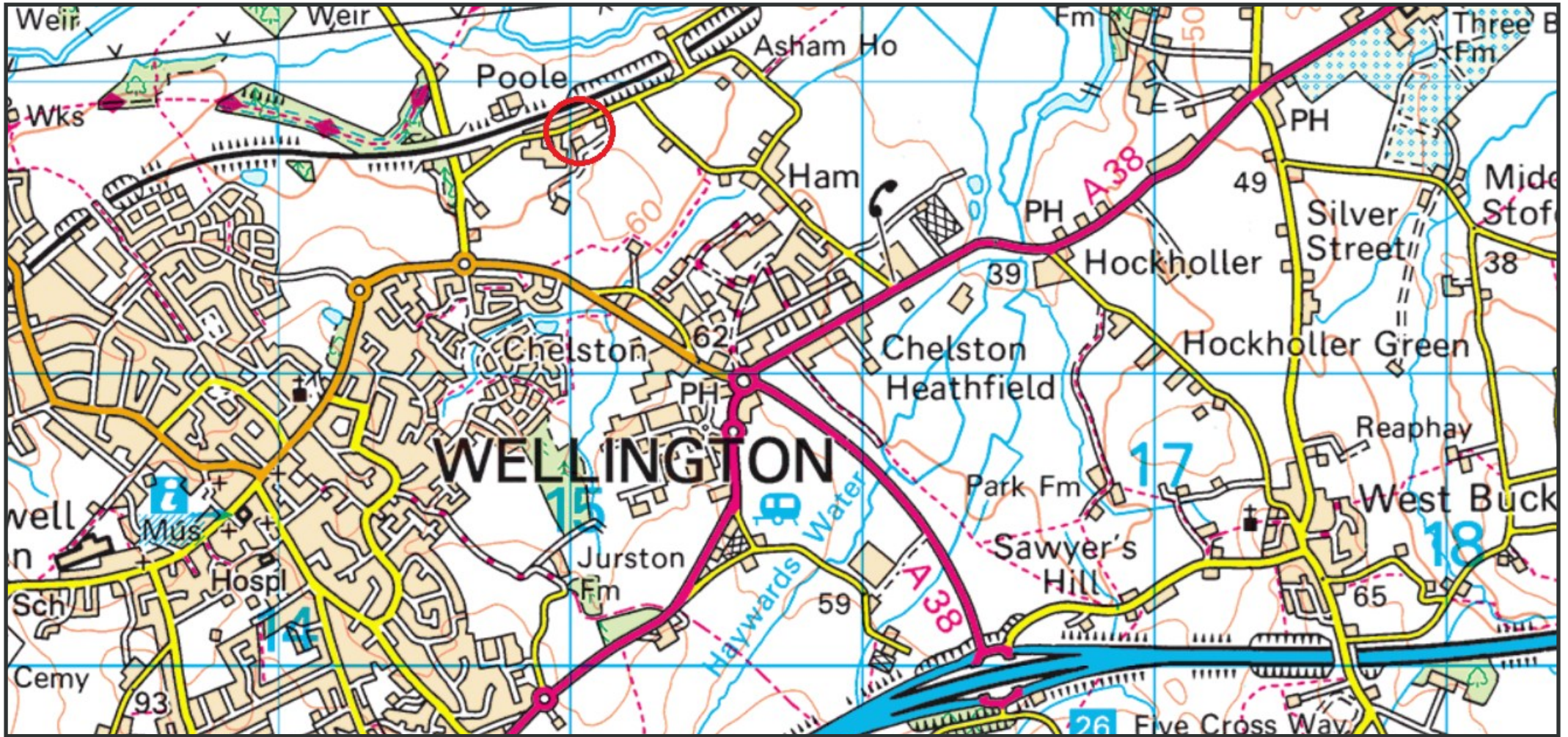
All viewings should be made through the sole agent, Carter Jonas:

T: 01823 428 590

M: 07968 216 596

E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk).





## FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

[carterjonas.co.uk](http://carterjonas.co.uk)

**Stephen Richards** MRICS

M: 07968 216 596 | T: 01823 428 590

E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk)

Quad 4000, Blackbrook Park Avenue Taunton, Somerset, TA1 2PX.

## IMPORTANT INFORMATION

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