



Units 1a, 2a and 2b
Grange Business Park
Nynehead
Wellington
TA21 0BU

**Three industrial units
to let.**

- **New industrial estate in a rural setting.**
- **G.I.As: Unit 1a 161.67 Sq M (1,740 Sq ft), Unit 2a 70.74 Sq M (761 Sq ft) and Unit 2b 117.03 Sq M (1,260 Sq ft).**
- **2.5 miles to Wellington and 3.5 miles to J26 of the M5 motorway.**
- **Rural location between Taunton and Wellington.**

LOCATION

Grange Business Park is a newly established industrial estate in a rural setting 2.5 miles from Wellington and 3.5 miles from J26 of the M5 motorway; set between Taunton and Wellington.

DESCRIPTION

The industrial units are refurbished farm buildings with profile metal cladding, plastic coated pedestrian security doors, roller shutter doors, concrete floors, LED lighting, WC facilities and kitchenettes.

Concrete apron to front for parking with the remainder of the yard laid to compacted scalplings.

The site has countryside views and ample yard space for vehicles.

Unit 1a - G.I.A of 161.67 Sq M (1,740 Sq ft)

End of terrace industrial unit with a depth of 12.65m and a width of 12.78m. Minimum eave height of 4.35m and a maximum of 6.58m.

Plastic coated pedestrian security door to front and plastic coated security fire door to rear. In addition, a new roller shutter door with a width of 4.73m and a height of 3.98m. Concrete floor, LED lighting, WC facility and kitchenette.

Unit 2a - G.I.A of 70.74 Sq M (761 Sq ft)

End of terrace industrial unit with a depth of 12.26m and a width 5.77m. Minimum eave height of 4.61m and a maximum of 6.11m.

Plastic coated pedestrian security door to front, roller shutter door with a width of 3.02m and a height of 3.99m, level concrete floor, WC facility, kitchenette, LED lighting and concrete apron to front.

Unit 2b - G.I.A of 117.03 Sq M (1,260 Sq ft)

Mid terrace industrial unit with a depth of 12.28m and a width 9.53m. Minimum eave height of 4.70m and a maximum of 6.24m.

Plastic coated pedestrian security door to front and roller shutter door with a width of 3.02m and a height of 3.99m. In addition, level concrete floor, WC facility, kitchenette, LED lighting and concrete apron to front.

TENURE & RENTAL

Available to let on new leases with flexible terms to be agreed at the following quoting rents:

Unit 1a at £12,000 per annum

Unit 2a at £6,500 per annum

Unit 2b at £8,000 per annum

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

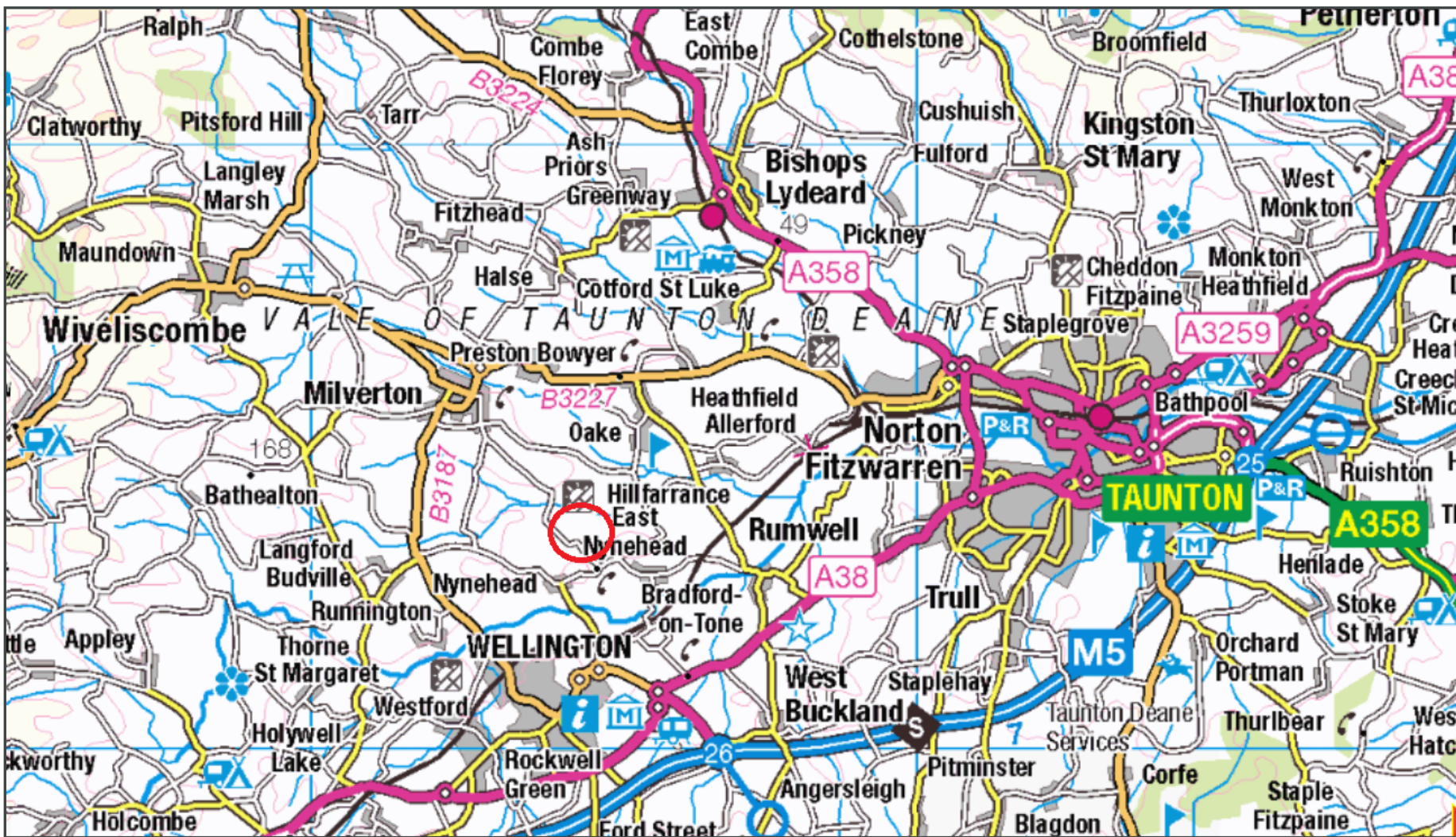
EPC

Exempt as the units are unheated warehouses.

BUSINESS RATES

The units have not been separately assessed at this time. For verification purposes, interested parties are advised to make their own enquiries on www.voa.gov.uk.





FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

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IMPORTANT INFORMATION

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