



**Unit 5a Lowmoor Industrial Estate
Tonedale
Wellington
Somerset
TA21 0AZ**

Industrial unit to let

**G.I.A of 372.37 sq m
(4,008 sq ft)**

- Semi-detached industrial unit located on the edge of Wellington.
- Warehouse, office, store and kitchen. Toilet to be constructed.
- Concrete Yard to front with parking for 6/8 vehicles.
- Popular industrial estate 4 miles from J26 of the M5 motorway.

LOCATION

The property is located at Lowmoor Industrial Estate on the edge of Wellington (1.5 miles away). Taunton, the county town of Somerset, is approximately 8 miles to the East. There is access to the M5 motorway at J26 within 4 miles.

DESCRIPTION

Semi-detached, steel portal frame warehouse with brick and insulated profile metal cladding to elevations under a pitched insulated profile metal clad roof.

Warehouse with a Gross Internal Area of 20.46 x 18.20m = 372.37 Sq m (4,008 Sq ft). Accessed via a metal pedestrian door or an up and over plastic-coated insulated door with a width of 3.29m and a height of 3.90m. Concrete floor, skylights, 3-phase electricity, gas warm air blowers and LED strip lighting.

The warehouse has a minimum eave height of 5.64m and a maximum of 7.69m.

Office of 2.92m x 2.39m with adjoining store of 2.38m x 1.23m with potential to be fitted out as a kitchenette.

Kitchen of 3.17m x 2.39m with kitchenette and potential to be converted into a disabled WC facility.

Outside concrete yard with parking for 6/8 vehicles.

LEGAL COSTS

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

TENURE & RENTAL

New lease available on flexible terms to be agreed at a quoting rent of £17,500 per annum plus VAT.

EPC

EPC rating: C

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice the floor areas calculated are noted below:

	Sq m	Sq ft
Warehouse	372.37	4,008
Office	6.98	75
Store	2.93	31
Kitchen	7.58	81

VIEWING

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

T: 01823 428590 M: 07968 216596

E: Stephen.richards@carterjonas.co.uk.

BUSINESS RATES

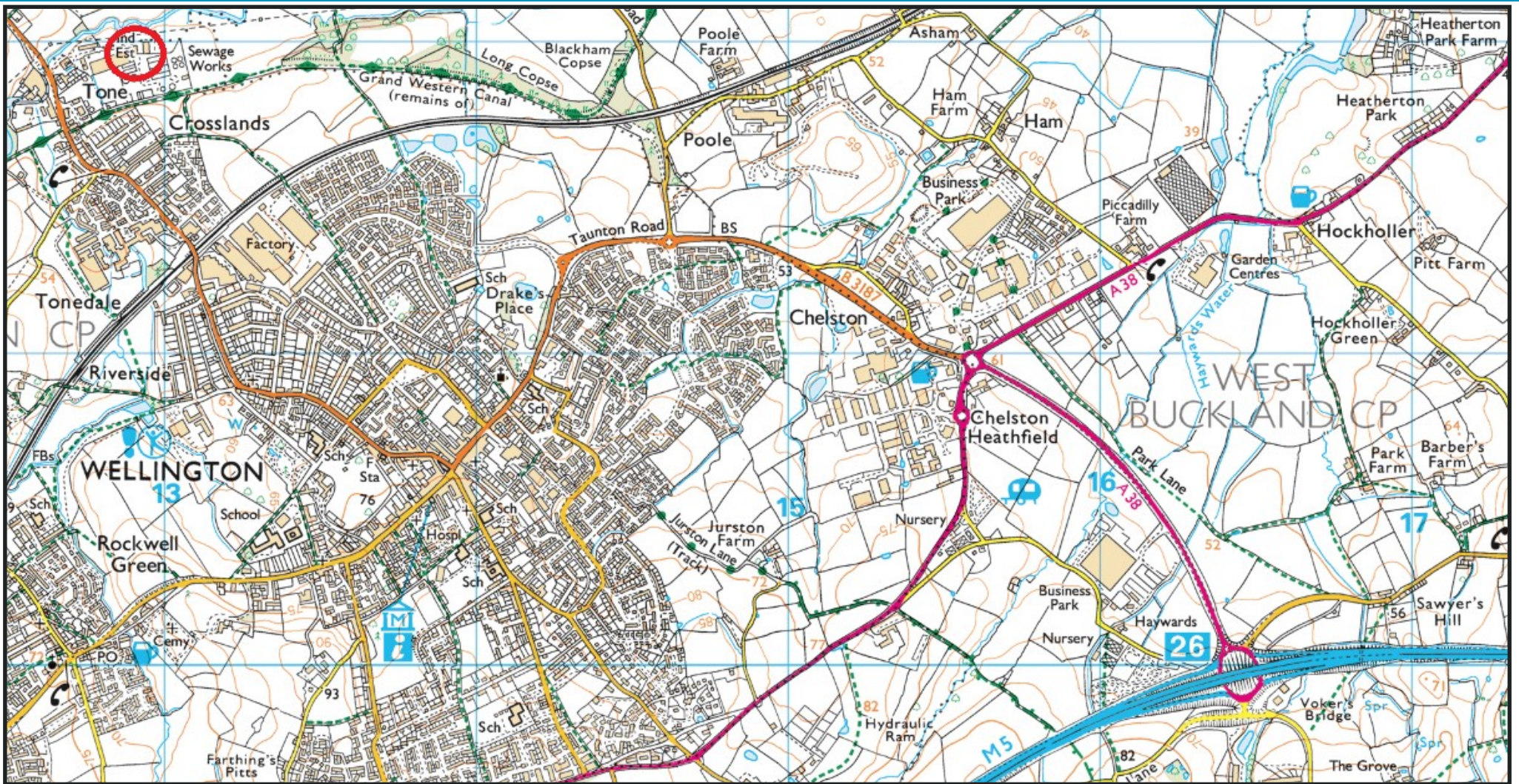
According to the Valuation Office website, the premises are assessed as the following:

Rateable value: £22,250

For verification purposes, interested parties are advised to make their own enquiries at www.voa.gov.uk.



SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

Stephen Richards MRICS

M: 07968 216596 | T: 01823 428590

E: Stephen.richards@carterjonas.co.uk

Quad 4000, Blackbrook Park Ave, Taunton, Somerset, TA1 2PX

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Carter Jonas