

gth



Warehouse Unit & Yard

4B Castle Road, Chelston Business Park
Wellington, Somerset, TA21 9JQ

Key Facts

- Within 1 mile of Junction 26 of the M5 motorway.
- On an established, high profile business park.
- Good quality unit, suitable for warehouse and storage use.
- 7,600 sq ft with large yard to the front.
- Separate office/kitchen and WCs.
- New lease by arrangement at £64,600 per annum.

Location

The premises are prominently located on Castle Road within Chelston Business Park, a popular, well established commercial centre comprising a variety of retail, trade counter, light industrial, production, warehouse and business units.

Chelston is strategically located adjacent to the A38 and Junction 26 of the M5 motorway. The nearby town of Wellington provides a wide selection of shopping and leisure amenities; whilst the county town of Taunton is 5 miles to the north and Exeter is 28 miles to the south.

Description

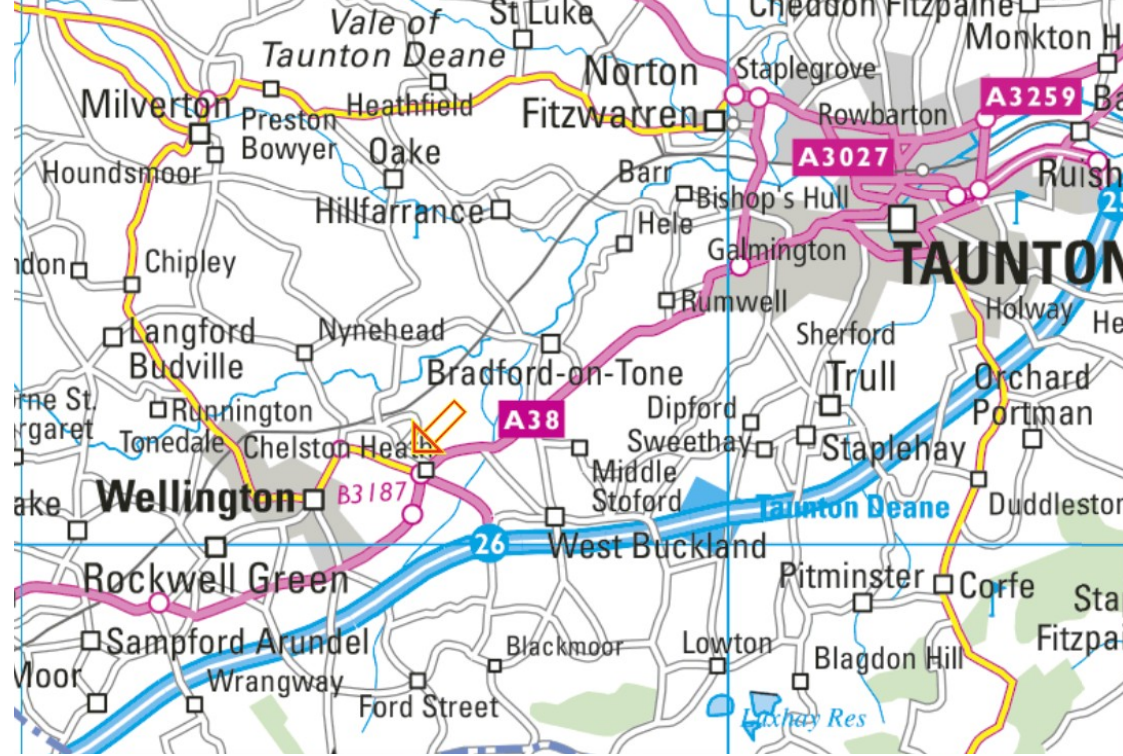
The building is of steel framed construction with cavity brick and blockwork walls and insulated profiled steel cladding to the upper elevations and roof. It has the following features:-

- Clear span warehouse with office/kitchen and disabled WCs.
- Two electrically operated vehicular loading access doors (4m wide x 4m high).
- 5.7m minimum eaves (max 7.2m), suitable for mezzanine installation.
- Roof lights and Powrmatic heater in warehouse.
- 3 phase electricity and gas supply.
- Large concrete surfaced yard to front.

Floor Areas

Gross internal area:-

706.09 sq m | 7,600 sq ft





Business Rates

The Valuation Office website shows the rateable value to be £37,250 per annum.

Interested parties should make their own enquiries with the local authority to ascertain the rates payable.

Energy Performance Certificate

The property has an Asset Rating of C(53). A full copy of the EPC is available upon request.

Terms

The premises' are available via a new full repairing and insuring lease for a term by arrangement at a guide rent of £64,600 per annum exclusive.

VAT

The property is not registered for VAT, therefore VAT is not payable on the rent.





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