

gth



Industrial Unit To Let

To Let

**Unit J Monument View, Chelston Business Park, Wellington,
Somerset, TA21 9JF**

- Within a mile of Junction 26 of the M5 motorway.
- Located on an established modern business park.
- Quality building with ground and first floor offices and staff facilities.
- Ground floor 6,245 sq ft., first floor 600 sq ft., total: 6,845 sq ft.

New lease by a term of arrangement at £58,000 per annum

Location

Monument View is strategically located adjacent to the established Chelston Business Park in Wellington, less than one mile of Junction 26 of the M5 motorway and A38 Taunton to Exeter road, providing convenient access to the national road network.

Wellington has a population of approximately 12,000 and whilst providing a thriving town centre with good communications it offers a pleasant working environment.

Description

These modern light industrial units form part of a popular attractive business park and are suitable for B1 (light industrial), B2 (general industrial) and B8 (warehousing and distribution) use. The premises have the following amenities:-

- Clear span portal frame construction.
- Insulated metal profiled steel cladding.
- Powder coated concrete floor.
- 6 metre minimum eaves suitable for mezzanine installation.
- Vehicular and pedestrian access doors.
- Three phase power.
- Reception, disabled, male & female WC's on ground floor.
- First floor offices.
- Yard for parking and loading to front.

Accommodation

The gross internal areas are as follows:-

Ground Floor	580.20 sq m	6,245 sq ft
First Floor	55.74 sq m	600 sq ft
Total:	635.94 sq m	6,845 sq ft

Energy Performance Certificate

The current energy asset rating is D92. A full copy of the EPC is available upon request.

Business Rates

The current rateable value is £67,500 per annum.

Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment to the rating assessment.

Terms

A new full repairing and insuring lease is available for a term by arrangement at £58,000 per annum.

VAT

We are advised the property is registered for VAT, therefore VAT will be payable on the rent.

Viewing

Strictly by appointment with sole agents:-

Joseph Hughes / Duncan Brown

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

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Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.