

PEPPER

Commercial

FOR SALE / TO LET

BUSINESS / WAREHOUSE UNIT

Approximately 192.13 sq.m. (2,068 sq.ft.)
Plus Mezzanine 158.48 sq.m. (1,706 sq.ft.)

**UNIT 8E CASTLE ROAD
CHELSTON BUSINESS PARK
WELLINGTON
TA21 9JQ**



Ref 152

01392 874209

Unit 5 Clyst Court, Hill Barton Business Park, Exeter EX5 1SA
www.peppercommercial.co.uk

SITUATION AND DESCRIPTION

The Chelston Business Park is a popular convenient and modern estate approximately 1 mile West of junction 26 of the M5 motorway.

The town of Wellington which has a population of approximately 15,000 people and is some 6 miles South West of Taunton, 18 miles South West of Bridgwater, 54 miles South West of Bristol and 29 miles North of Exeter, all are easily accessed via Junctions on the M5 Motorway.

Unit 8E comprises an end terraced standard Industrial / Business unit of block construction with steel portal frame profile sheet steel elevations with part facing brickwork. The front elevation incorporates a full height HGV loading door, separate pedestrian access and fenestration to ground and 1st floor levels. The development comprises 2 facing terraces of similar units, within a managed site, there is a shared central concrete yard within which all the units have allocated parking.

ACCOMMODATION

Brief details of the accommodation with approximate dimensions are as follows:

	Metric	Imperial
Unit depth	15.71m	51'6"
Unit width	12.23m	40'2"
GROUND FLOOR	192.13 m2	2,068 ft2
Mezzanine	158.48 m2	1,706 ft2
TOTAL	350.61 m2	3,774 ft2

PRINCIPLE FEATURES INCLUDE

- 6 allocated car parking spaces
- Ample HGV Turning & access
- Kitchenette facility
- Studwork internal front office
- Gas fired space heater

LEASE

The unit is available to let on a new 6- or 9-year lease with 3 yearly rent reviews

RENT

The ingoing rent to be £18,000 p.a. (£4.76 p.s.f.)

TO BUY

The freehold interest is available at £332,500 (£160 p.s.f)

MEZZANINE

The mezzanine is available in a sale by way of separate negotiation for £25,000.

ENERGY PERFORMANCE CERTIFICATE

The unit has been assessed with the following energy rating C

LEGAL COSTS

Each party are to bear their own legal costs

VAT

All figures are exclusive of VAT where chargeable

RATES

We have gained the following information via the Valuation Office Web site:

Rateable Value £10,250

Rates payable £ 5,114 p.a. (rates payable x 0.499 2022/3)

Small business rate relief is available to properties under the rateable value of £15,000.

YOU ARE ADVISED TO CHECK: [Business rates relief: Small business rate relief - GOV.UK \(www.gov.uk\)](#)

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons 07808 473248

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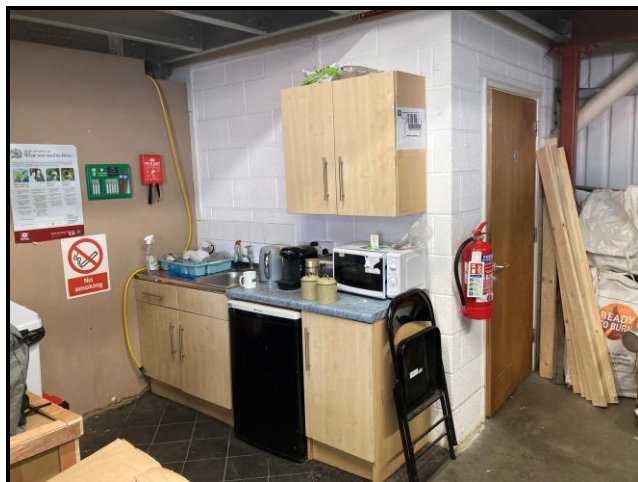
ap@peppercommercial.co.uk

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