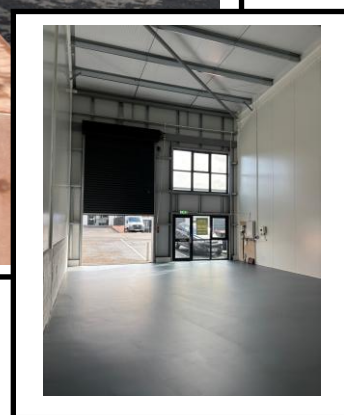


WELLINGTON

MODERN
PRODUCTION /
WAREHOUSE UNIT

TO LET

1,020 FT² / 94.75 M²



**UNIT 06 WESTPARK 26 CHELSTON
WELLINGTON TA21 9SF**

Victoria House • Victoria Street • Taunton TA1 3FA

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LOCATION

Westpark 26 is a successful new development of warehouse, production office and showroom buildings located fronting the A38 south of the Chelston Roundabout with direct access to the M5 Motorway Spur Road serving Junction 26 providing easy access for vehicles from Wellington, Taunton and the south west region. The property forms part of a terrace of units constructed in 2024.

The location of the property is shown on the attached plan.

DESCRIPTION

A self-contained, terraced production and warehouse unit on a recently developed, managed and landscaped site with car parking and loading facilities. The property offers the following features:

- Modern business units constructed in 2024
- Prominent to main Estate Road
- Power roller shutter loading door height: 5.18 m and width: 2.90 m
- Concrete/tarmac loading apron and forecourt
- Min eaves height of 7.25 m
- Water & Drainage connections for WC
- Mains electricity connected to breaker board
- 4 car parking spaces / Lorry loading space.

FLOOR AREAS

Gross Internal Floor Areas

Unit 06	Ground Floor	94.75 m ²	1,020 ft ²
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LEASE TERMS & RENT

The unit is available to let on new lease for a minimum term of 5 years drawn on a full repairing basis.

Unit 06 - Rent: £11,300 per annum exclusive of insurance, service charge and VAT.

Each occupier pays a service charge towards the maintenance and repair of common parts and structures. Further details are available on request.

RATES & ENERGY PERFORMANCE

RVETBC (2023 List – Awaiting Assessment)

For details of rates payable please contact Somerset Council on 0300 123 2224

Energy Performance Certificate: Band A(20)

LEGAL COSTS

Each party is to pay their own legal costs incurred in the transaction.

FURTHER INFORMATION AND VIEWING

Contact: David White, Hatfield White

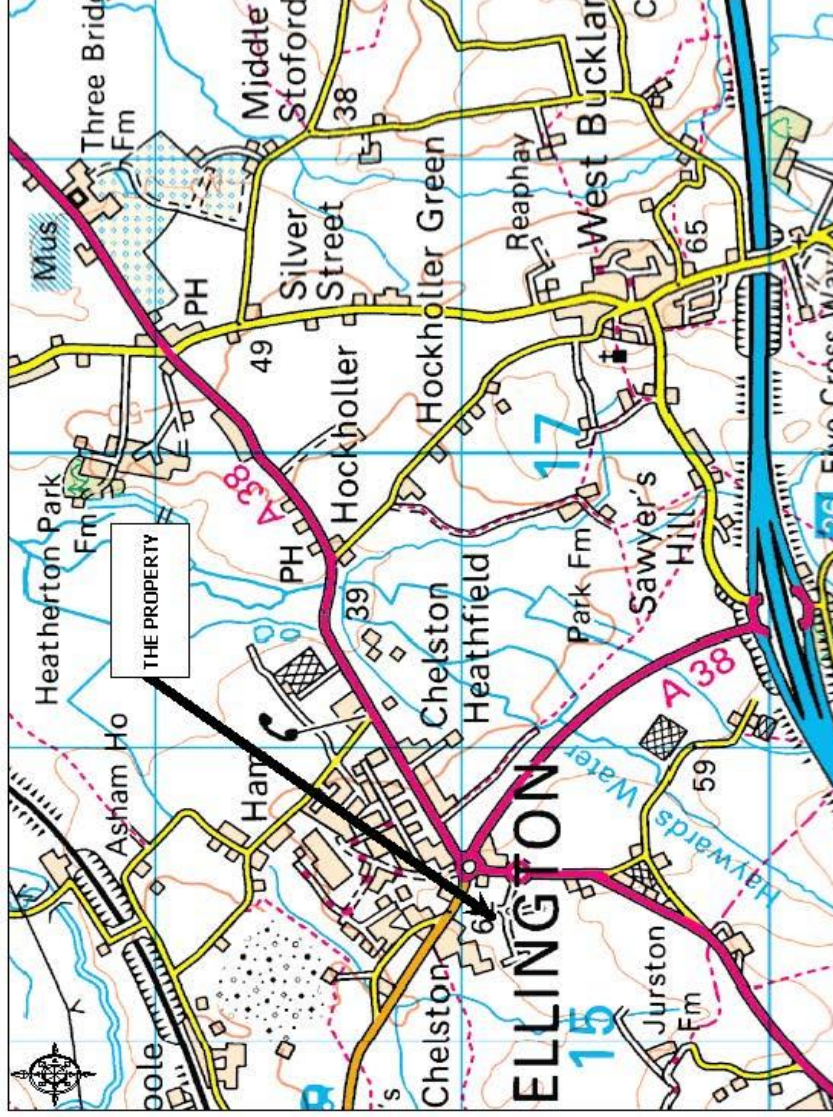
Print Date: 12 September 2025

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WESTPARK CHELSTON WELLINGTON TA21 9SF
LOCATION PLAN



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