

TO LET

Substantial Manufacturing Complex

Station Mills

Wellington, Somerset TA21 8NN



HECTOR PEARCE

Intelligent real estate

18,913 - 77,750 sq ft (1,757 - 7,223 sq m)



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LOCATION

Wellington is a well-connected market town in Somerset, approximately 7 miles south-west of Taunton and 29 miles north-east of Exeter. The town benefits from excellent access to the M5 motorway at Junction 26, which is 2.9 miles from Station Mills via the B3187, providing strong links to the Midlands and South West.

Station Mills is located on the north-western edge of Wellington. Local amenities are available within Wellington town centre, while Taunton provides a wider range of services and mainline rail connections to Bristol, London, and beyond.

DESCRIPTION

The property forms part of a substantial manufacturing complex occupied by Relyon Beds and Pritex. The available accommodation is situated within a three-bay steel portal frame building, offering a minimum eaves height of 4.47m and a ridge height of 5.86m.

The roof has been overclad with profiled steel sheeting. At the northern end of the building, there are four dock-level loading doors and one floor-level loading door. The floors are of solid concrete construction, partially painted, and the unit benefits from internal lighting throughout.

An integral amenity block provides WC facilities. The unit is equipped with three-phase electricity and a sprinkler system.

Externally, the complex is fully secured, with access controlled via a gatehouse off Brendon Road, this is manned 24 hours a day all year. A shared access road leads to the internal estate road along the eastern elevation of the unit, providing direct access to the loading bays and yard area. Ample car and HGV parking is available within the demise.



ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice, the property offers flexible accommodation extending to 77,750 sq ft (7,223 sq m) in total, with units available from 18,913 sq ft (1,757 sq m) to suit individual occupier requirements.

RATEABLE VALUE / EPC

This property has yet to be assessed as a separate hereditament and currently forms part of the Whole.

The whole building has an EPC rating of 76, within Band D.



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ANTI-MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the landlord's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.



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