

TO LET (MAY SELL)

Modern Trade / Warehouse Unit

Unit C30

West Park 26, Wellington, TA21 9AD



HECTOR PEARCE

Intelligent real estate

1,000 sq ft / 93 sq m

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SUMMARY

- 5.6 - 7m high front eaves
- 2 parking spaces and dedicated loading bay
- 20 KB/m² floor loading
- Full height roller door
- Openreach fibre
- 3 phase electric
- EPC A
- Solar PV

OVERVIEW

The property is situated within West Park 26, one of Wellington's most sought-after commercial hubs. Strategically located in the heart of Somerset, Wellington provides excellent connectivity to surrounding towns and cities, including Taunton, Bridgwater, and the wider region. The property benefits from convenient access to principal road networks, facilitating ease of travel for staff, clients, and logistical operations.

A range of local amenities, including dining establishments and essential services, is situated within close proximity, enhancing the operational convenience for businesses and their personnel.

The property provides 1,000 sq ft (93 sq m) of warehouse accommodation arranged as a single floor shell unit, with full height access via an electric roller door.

PERMITTED USE

Detailed planning permission permits manufacturing, general industrial, offices, warehousing and distribution uses under Classes E Part G, B2 and B8. Interested parties should make further enquiries through the planning department in connection with their own proposed use of the property.

RATEABLE VALUE

Interested parties are encouraged to make their own enquiries at <https://www.gov.uk/find-business-rates>

SERVICE CHARGE

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate and estate road.

EPC

A (20)

LEGAL COSTS

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

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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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