



**Units 5 & 6 Poole Industrial Estate
Wellington
Somerset
TA21 9HH**

**End of terrace industrial unit to let
with yard**

G.I.A of 315.86 sq m (3,399 sq ft)

- Popular industrial estate 2 miles from J26 of the M5.
- Warehouse including offices and adjoining side yard.
- Concrete yard to front with parking for 10/12 vehicles.
- Located on the edge of Wellington.

LOCATION

The industrial unit is located at Poole Industrial Estate on the edge of Wellington and located 2 miles from J26 of the M5 motorway.

DESCRIPTION

End of terrace industrial unit with a Gross Internal Area of 24.02m x 13.15m. Accessed via a manual roller shutter door with a width of 4.20m and a height of 4.71m.

Open plan warehouse with LED low-bay lighting, concrete floor, 3-phase electricity and ladies and gents WC facilities. Warehouse minimum eave height of 6.25m and a maximum eave height of 7.85m.

Open plan office overlooking the warehouse of 3.00m x 2.99m.

Outside to front is an asphalt yard with parking for 10/12 vehicles. In addition, there is a side yard area measuring 24.03m x 12.00m laid to concrete with concrete side panels which could be enclosed for security if required.

BUSINESS RATES

According to the Valuation Office website, the premises are assessed as the following:

Rateable value Unit 5: £18,500

Rateable value Unit 6: £7,000

For verification purposes, interested parties are advised to make their own enquiries at www.voa.gov.uk.

TENURE & RENTAL

New lease available on flexible terms to be agreed at a quoting rent of £20,500 per annum plus VAT for Unit 5 and £7,500 per annum plus VAT for Unit 6 (the yard). The yard and unit are therefore available to let together at a quoting rent of £28,000 per annum plus VAT.

EPC

EPC rating: TBC

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice the floor areas calculated are noted below:

	Sq m	Sq ft
Warehouse	315.86	3,399
Office	8.97	96

VIEWING

All viewings should be made through the sole agent, Carter Jonas

T: 01823 428590

M: 07968 216596

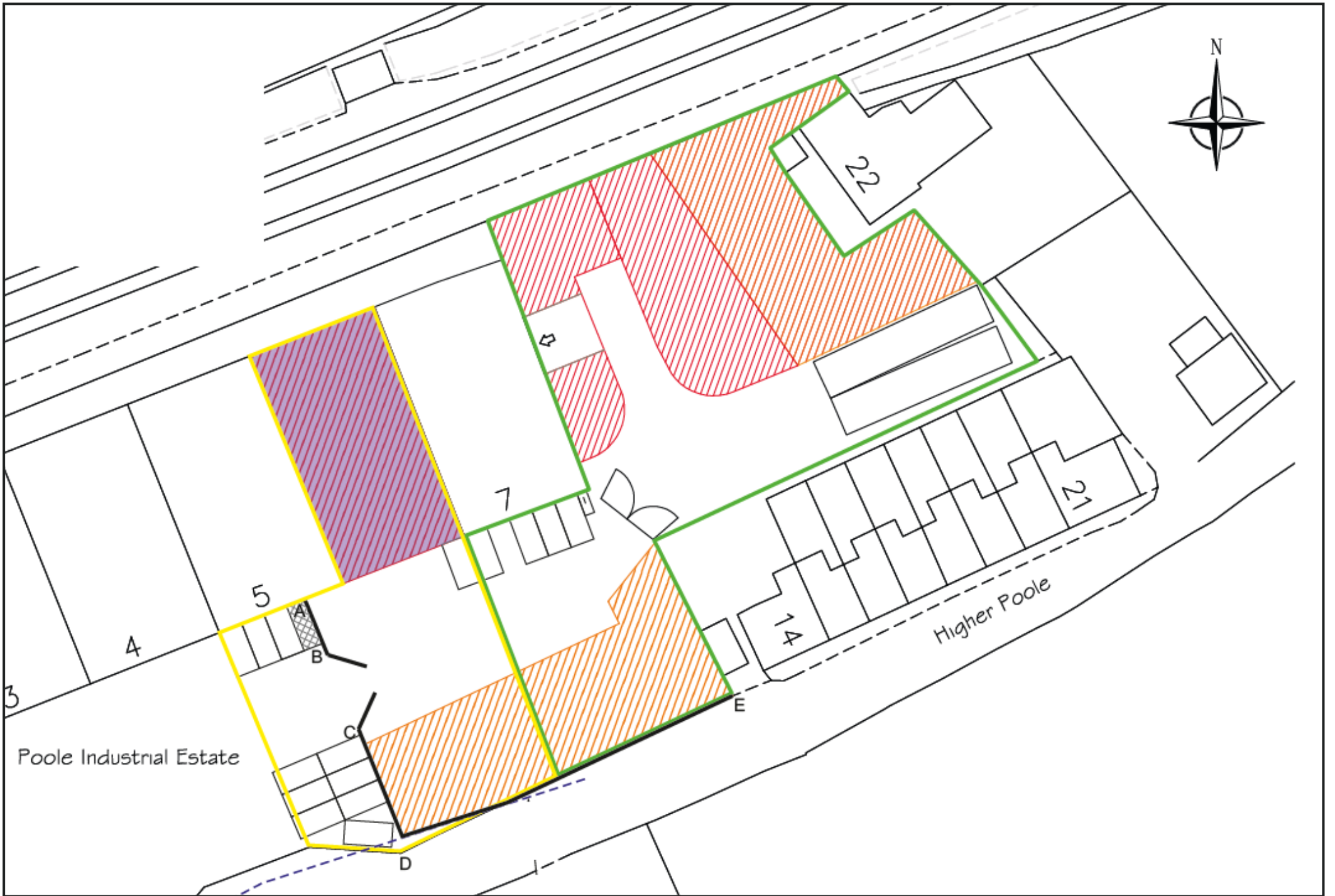
E: Stephen.richards@carterjonas.co.uk.

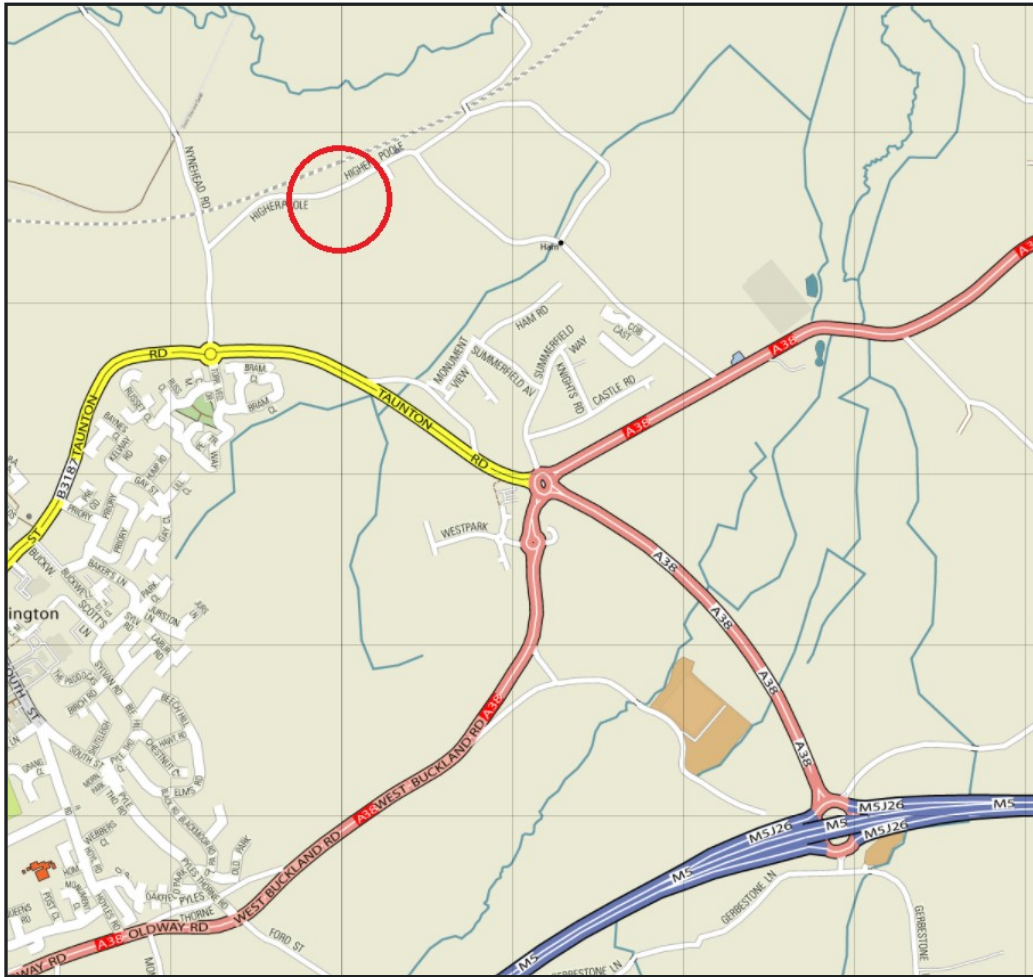
LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.



SUBJECT TO CONTRACT





FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

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IMPORTANT INFORMATION

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