



FOR SALE - Industrial Unit

Unit 1K, Chelston Business Park, Wellington, Somerset, TA21 9JQ

Key Facts

- Situated on a popular business park 1 mile from Junction 26 of the M5.
- High quality unit suitable for various uses.
- Approximate GIA of 1,509 sq ft over ground and mezzanine levels.
- Freehold with vacant possession.

Guide Price: £175,000

Location

The premises are prominently located on Castle Road within Chelston Business Park, a popular, well established commercial centre comprising a variety of retail, trade counter, light industrial, production, warehouse and business units. Chelston is strategically located adjacent to the A38 and Junction 26 of the M5 motorway.

The nearby town of Wellington provides a wide selection of shopping and leisure amenities; whilst the county town of Taunton is 5 miles to the north and Exeter is 28 miles to the south.

Description

Unit 1K is a modern industrial unit which has been fitted to provide office and store accommodation over the ground and first floor mezzanine level with the following features:-

- Air conditioning in the three main mezzanine rooms and office at ground level.
- Electronically operated roller shutter door.
- 3-phase power, gas, water and drainage.
- 3 parking spaces outside the unit as well as two opposite the yard.



Floor Areas

Having measured, we have obtained the following gross internal areas:-

Ground Floor	70.20 sq m	756 sq ft
Mezzanine	<u>69.94 sq m</u>	<u>753 sq ft</u>
Total	140.14 sq m	1,509 sq ft

Rateable Value

The property has a rateable value of £15,250.

We suggest getting in touch with the local authority to ascertain rates payable.

EPC

The unit has an energy performance rating of D(98). A copy of the certificate is available upon request.

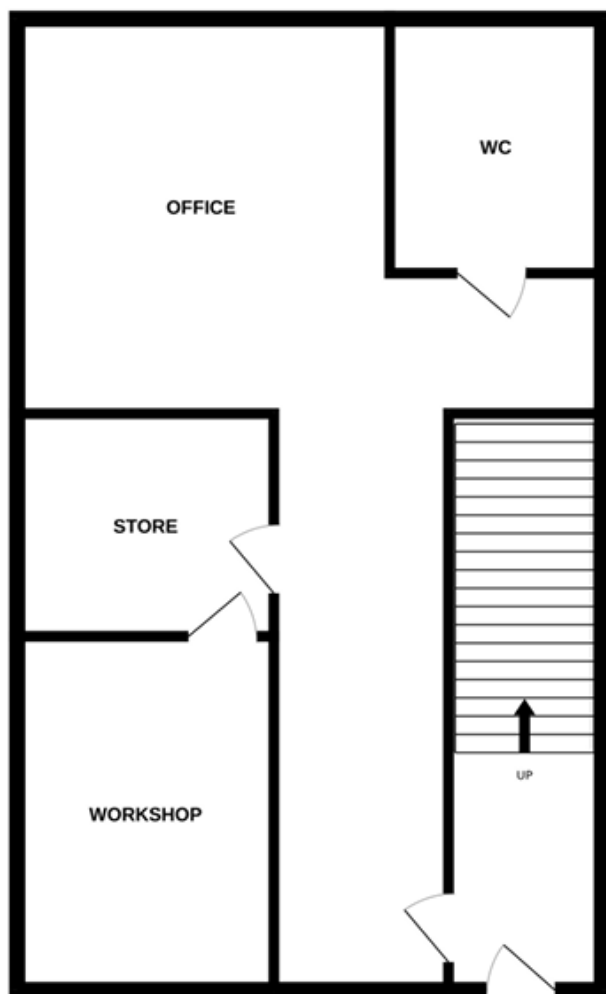
Estate Management Charge

The unit is subject to an estate management charge currently levied at approximately £0.20 per square foot for landscaping and general upkeep of the common areas of the business park.

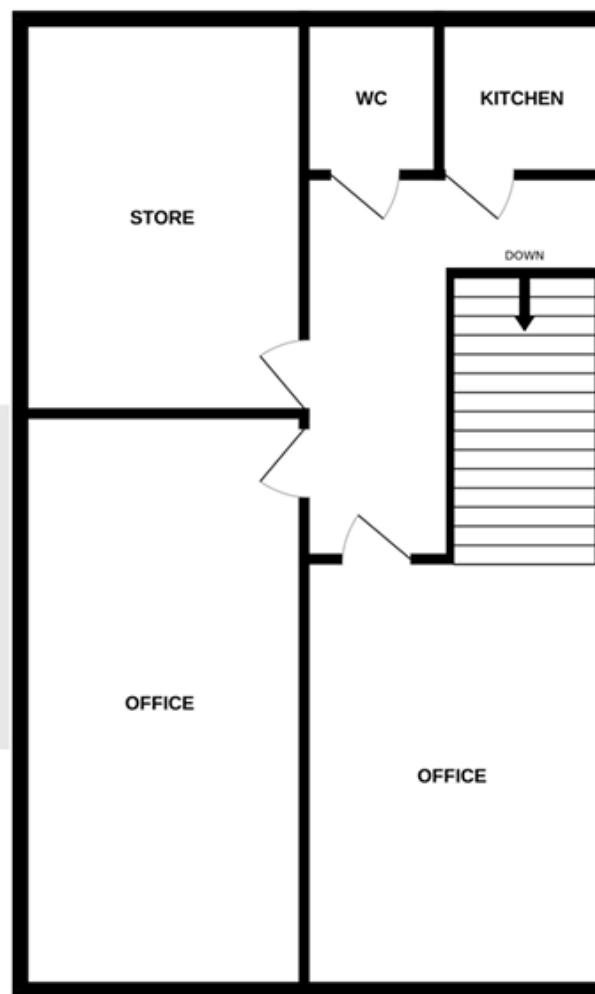
Tenure

The freehold is available to purchase with vacant possession at a guide price of £175,000.

GROUND FLOOR



MEZZANINE



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

gth

Greenslade
Taylor Hunt



VAT

We are advised the property is registered for VAT, therefore VAT will be payable on the purchase price.

Viewing

Strictly by appointment with sole agents:-

Zack Dennington / Joseph Hughes
Greenslade Taylor Hunt
9 Hammet Street
Taunton, Somerset
TA1 1RZ
Email: commercial@gth.net
Tel: 01823 334455

Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

