



SUMMERFIELD
www.summerfield.co.uk

ESTABLISHED MIXED USE BUSINESS PARK

Junction 26, M5
Chelston, Wellington,
Somerset, TA21 9AD

westpark²⁶



Westpark 26 comprises a mixed use Business Park in excess of 40 acres conveniently located approximately 0.5 miles from Junction 26 of the M5 motorway and fronting the A38.

THE SETTING

Westpark 26 is located approximately 1.5 miles west of the historic market town of Wellington and circa 6 miles south west of Taunton town centre. The successful Chelston Business Park is directly adjacent with a mixture of industrial, distribution, offices and car showrooms. The Business Park has planning consent for a wide range and mix of uses including distribution, manufacturing, trade, office and road side users. Developments include Marston's pub / restaurant with planning consent for a 60 bed hotel. Phase 1 of the scheme has seen the successful completion of 2 terraces of small business units.

TRAFFIC FLOW

Daily flows of traffic on the A38 West Buckland Road passing directly past the entrance into Westpark, are approx 16,000 vehicle movements a day.

DESIGN & BUILD SPECIFICATION

Summerfield are experienced at providing Design and Build solutions to tailor buildings to occupiers needs.

TENURE

Freehold and leasehold options are available.

MANAGEMENT

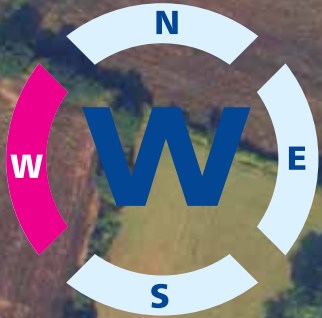
An estate rent charge will be levied to all occupiers to cover the maintenance and management of any common areas or service.

VAT

Under the Finance Act 1989 and 1997, VAT will be levied on the rent / sale price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.



Photos of developments by Summerfield



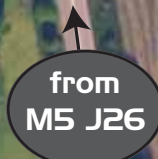
Distribution Zone
13 acres \ 5.3 ha

Enterprise Zone
6 Acres \ 2.4 ha

Business Zone
13 Acres \ 5.3 ha

Roadside \ Trade Zone
4 Acres \ 1.6 ha

Office \ Business Zone
11 Acres \ 4.6 ha





**Chelston
Business
Park**

**A38
from
Taunton**

Distribution Zone

Planning for units up to 23,225 m² (250,000 ft²) with potential for larger

- Provision for high bay warehouse
- Significant external parking / loading capabilities
- Cross dock flexibilities

Business Zone

Units from 465 m² (5,000 ft²)

- Light industrial
- General industrial
- Warehousing / Distribution
- Self storage

Roadside\Trade Zone

- Marston Pub completed
- Planning consent for a 60 Bed hotel
- Crèche / Doctor's Surgery / Veterinary Clinic (class D1)
- Trade counter units
- Car showrooms

Office\Business Zone

Suites from 185 m² (2,000 ft²)

- Headquarters style offices
- Energy efficient buildings
- Good car parking ratios
- Modern office accommodation

Enterprise Zone

Units from 65 m² (700 ft²)

- Starter Business Units/workshops
- Small scale distribution / warehousing
- Light industrial / general industrial

Quick delivery of new buildings.

"Oven ready" plots.

Freehold or leasehold deals.

Outline planning and infrastructure in place.

Off the shelf or bespoke property solutions offered.

