



## TO LET OR FOR SALE

BUSINESS ZONE

**3,000 – 13,000 SQ FT**  
(279 – 1,208 SQ M)

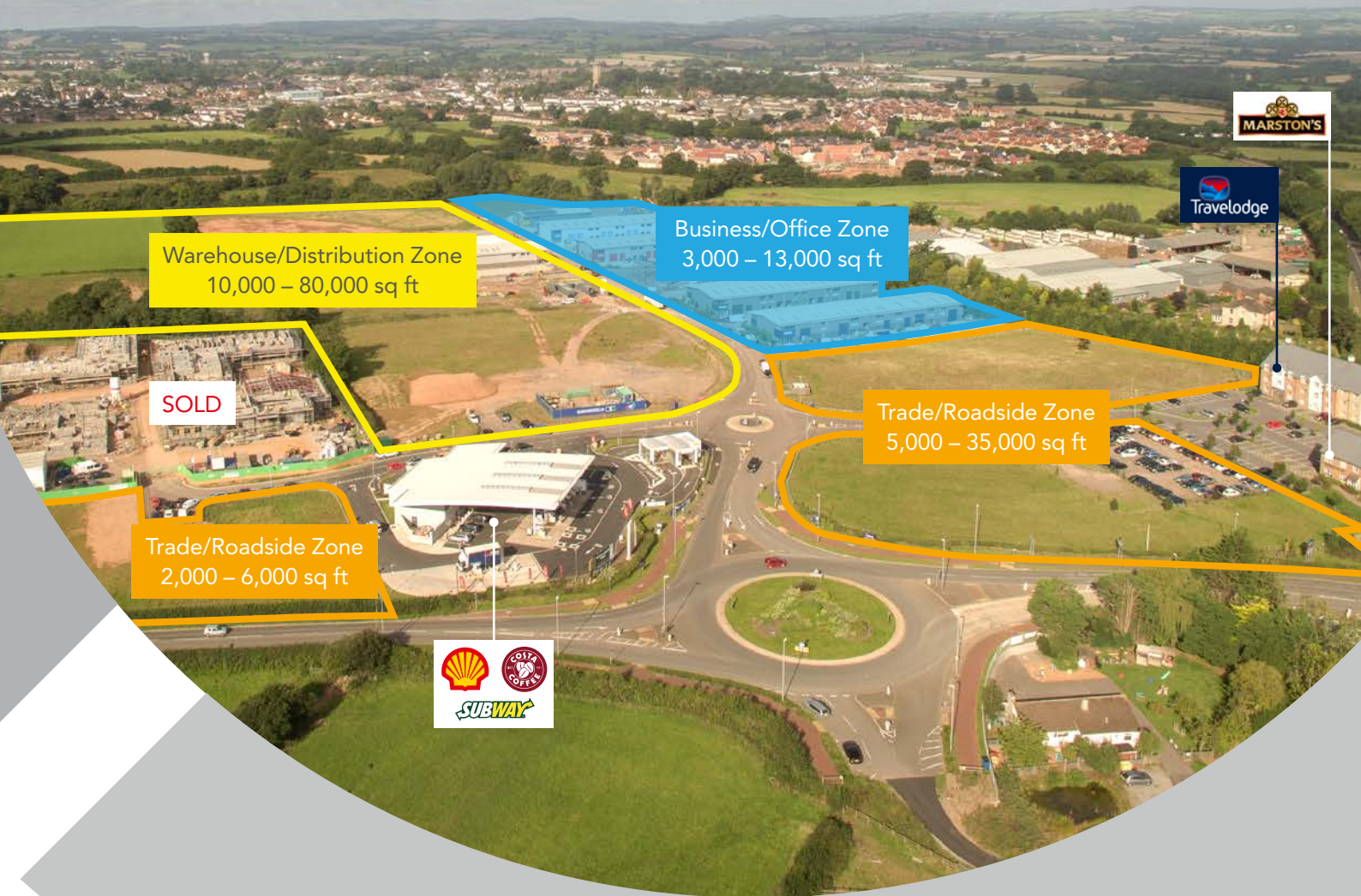
JUNCTION 26 M5  
CHELSTON, WELLINGTON  
SOMERSET TA21 9AD

[www.westpark26.co.uk](http://www.westpark26.co.uk)

SUMMERFIELD



Westpark 26 comprises a mixed-use business park in excess of 40 acres (16 hectares) conveniently located approximately half a mile from Junction 26 of the M5 motorway and fronting the A38.



Warehouse/Distribution Zone  
10,000 – 80,000 sq ft

Business/Office Zone  
3,000 – 13,000 sq ft

SOLD

Trade/Roadside Zone  
2,000 – 6,000 sq ft

Trade/Roadside Zone  
5,000 – 35,000 sq ft





## Business/Office Zone

The Business / Office Zone comprises the ability to offer opportunities from 3,000 - 13,000 sq ft (279 - 1,208 sq m). Surrounding occupiers include a Shell petrol filling station incorporating a Subway, Costa Coffee, Budgens, Travelodge hotel and Marston's public house.

## Location

The Business / Office Zone is located half a mile from Junction 26 of the M5 motorway and approximately 1.5 miles from Wellington town centre.

The national rail line is in Taunton approximately 6 miles away. And the nearest international airport is Exeter 30 miles south.

Location	Mileage	Approx. Drive Time minutes
Junction 26, M5	0.5	2
Taunton	6	21
Bridgwater	18	26
Hinkley Point	25	45
Exeter	30	41
Bristol	55	65

## Traffic Flow

Daily flows of traffic on the A38 West Buckland Road passing the Business / Office Zone are approximately 16,000 vehicles per day.

## Planning

The Business / Office Zone has outline planning consent for Use Classes B1 (a, b, c), B2 and B8.

Labour Market	Population (aged 16-64)	% of Population
AB Higher & Intermediate Management / Admin	14,201	27
C1 Supervisor, Clerical, Junior Manager	16,260	31
C2 Skilled Manual Workers	12,190	23
D Semi Skilled Manual Workers	8,152	15
E Lowest Grade Workers, unemployed	1,944	4
<b>Total Population Aged 16-64</b>	<b>52,747</b>	<b>100</b>

Pay check – Gross Family Income	Households	% of Households
>£60,000	323	1
£50,000 - £60,000	2,006	5
£40,000 - £50,000	6,784	17
£30,000 -£40,000	16,333	42
£20,000 - £30,000	11,437	29
£0 - £20,000	2,194	5
<b>Total Households</b>	<b>39,041</b>	<b>100</b>

(Source CACI Ltd)

## Tenure

Freehold and leasehold options are available. Price and rents upon application.

## Specification

- Build-to-Suit opportunities from 3,000 - 13,000 sq ft (279 - 1,208 sq m)
- Use Classes B1, B2 and B8
- Developer standard specification available upon request





Summerfield is an established property development company with a longstanding reputation for developing a range of commercial property, managing and maintaining a diverse and growing property portfolio, and building and selling quality new homes throughout the South West.

Please contact the agents

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