



A7

FOR SALE (may let)

# Units A7 & A14

Westpark 26, Wellington, Somerset, TA21 9AD

Production/storage accommodation with extensive fit out including mezzanine floors and offices



# Location

The units are situated on the Westpark 26 Business Park, which is conveniently located 0.5 miles from Junction 26 of the M5 motorway and 1.5 miles from Wellington town centre.

The business park is just off the busy Chelston round about with the A38 arterial route with passing traffic flows of approximately 16,000 vehicles per day. The mainline railway station is in central Taunton approximately 6 miles away. The nearest international airport is Exeter, 30 miles south.



M5



0.5 miles

Taunton  
Railway  
Station  
6 miles



A303



15 miles south

Wellington



1.5 miles

# Accommodation

## Description

Two back to back and interconnected end of terrace units over two floors. The accommodation provides a mixture of storage, offices and has potential for chilled storage, plus WCs on the ground floor.

## Parking

The accommodation has a total of 11 available parking spaces.

## Services

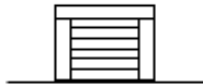
We are advised that all electric, water and drainage services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

| Area                      | Sq ft        | Sq m         |
|---------------------------|--------------|--------------|
| <b>Unit A7</b>            |              |              |
| Ground floor              | 1,532        | 142.3        |
| Mezzanine                 | 1,305        | 121.2        |
| <i>Sub total Unit A7</i>  | <i>2,837</i> | <i>263.5</i> |
| <b>Unit A14</b>           |              |              |
| Ground floor              | 1,278        | 118.7        |
| Mezzanine                 | 1,077        | 100.1        |
| <i>Sub total Unit A12</i> | <i>2,355</i> | <i>218.8</i> |
| <b>TOTAL</b>              | <b>5,192</b> | <b>482.3</b> |

Fibre Broadband Available



**Surface level  
Doors = 2**



Office content



Onsite parking



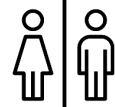
Mezzanine size  
2,382 sq ft



Industrial & Logistics



WC facilities



# Planning | Rates | EPC | Terms

## Tenure

The units are available on a freehold basis with vacant possession.

Alternatively, a new lease may be considered (please call to discuss).

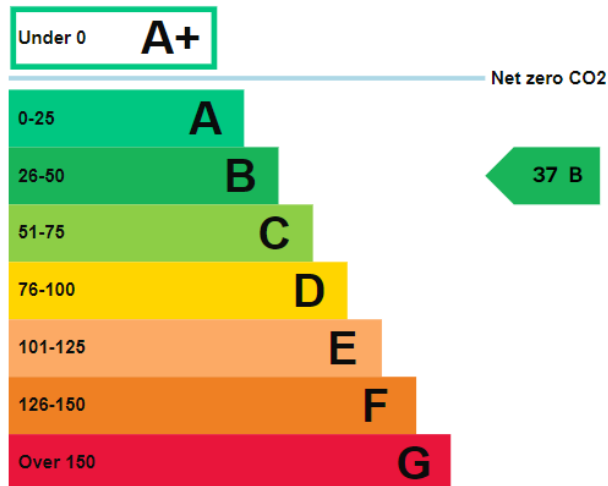
## Asking Price

£650,000 plus VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Energy Performance Certificate



## Business Rates

Unit A7 has a rateable value of **£12,750** and Unit A14 **£9,700**. Interested parties should make their own enquiries to Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## VAT

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

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



**Alder King Property Consultants**

Suite 327, Bridge House  
7 Bridge Street  
Taunton  
TA1 1TG

[www.alderking.com](http://www.alderking.com)

**AK Ref:** AM

**Date:** August 2023

**Subject to Contract**



**Andrew Maynard**

01823 444879

07831 154080

[amaynard@alderking.com](mailto:amaynard@alderking.com)

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### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

