



FOR SALE / TO LET

**WESTPARK 26, CHELSTON
WELLINGTON, SOMERSET TA21 9AD**

PLOTS 21 & 22

DESIGN AND BUILD OPPORTUNITIES

**22,021 - 43,600 SQ FT
(2,046 - 4,050 SQ M)**



www.westpark26.co.uk

**SUMMERFIELD
COMMERCIAL**

Indicative image

OPPORTUNITY SUMMARY

Plots 21 and 22 at Westpark 26 represent a unique opportunity for businesses seeking Grade A specification industrial / warehouse accommodation with flexibility. These strategically positioned plots which are allocated for employment uses (E(g)iii, B2 and / or B8) offer the versatility to acquire either 22,021 sq ft (2,046 sq m) or 43,600 sq ft (4,050 sq m), on a design and build basis, designed to meet the highest modern build specification.

Developed by Summerfield, a renowned property development company with extensive experience throughout the South West, Westpark 26 provides excellent connectivity to the busy A38 arterial route and national motorway network (via Junction 26 of the M5), making them ideal for businesses prioritising accessibility, sustainability and growth potential. Plots 21 and 22 are offered to the market either on a leasehold or freehold design and build basis.



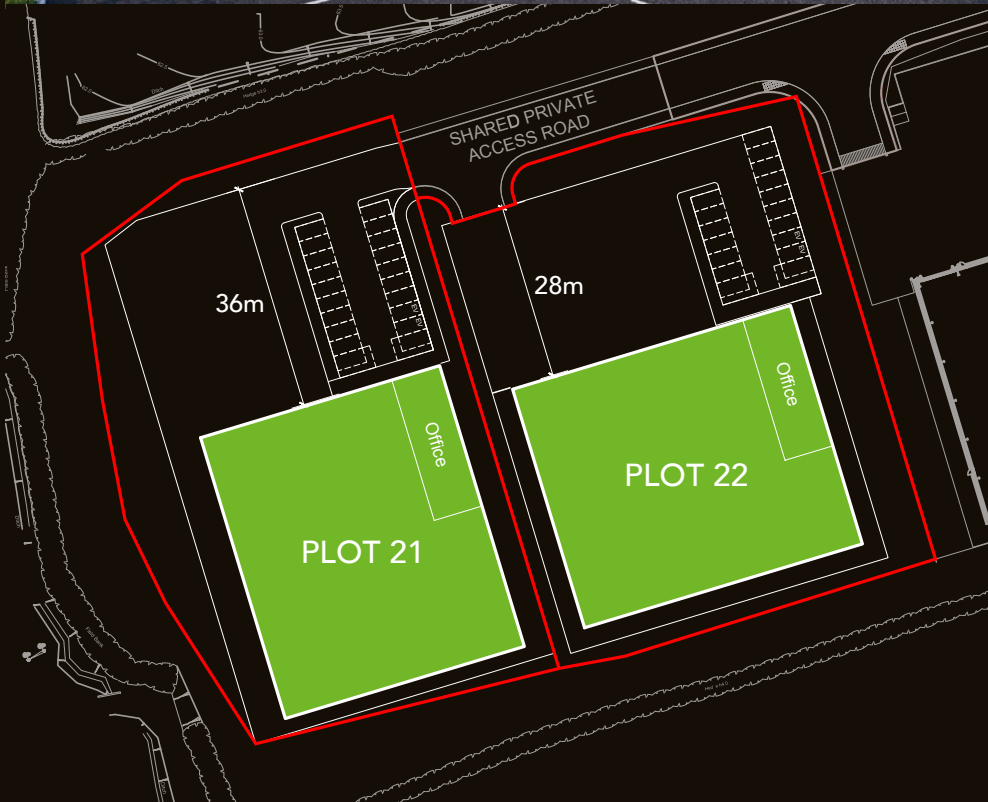
OPTION 1 indicative image



OPTION 2 indicative image

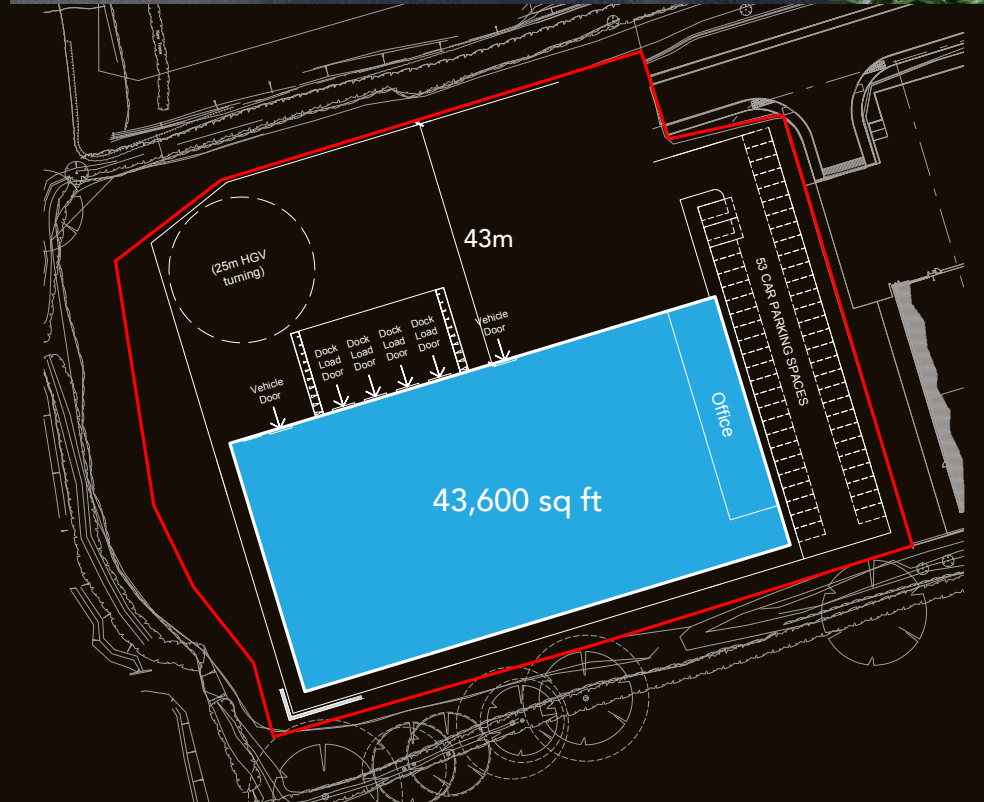
OPTION 1 • ON 1.21 ACRES (PER PLOT)

PLOT 21	SQ FT	PLOT 22	SQ FT
GF WAREHOUSE	20,235	GF WAREHOUSE	20,021
FF OFFICE / ANCILLARY	2,000	FF OFFICE / ANCILLARY	2,000
TOTAL GIA	22,235	TOTAL GIA	22,021



OPTION 2 • ON 2.56 ACRES

SINGLE UNIT OPTION	SQ FT
GF WAREHOUSE	40,600
FF OFFICE / ANCILLARY	3,000
TOTAL GIA	43,600



INDICATIVE SPECIFICATION

OPTION 1



8M TO HAUNCH



2 LEVEL ACCESS LOADING DOORS



EV CHARGING SPACES



28M LOADING YARD



50KN SQ M FLOOR LOADING



FITTED FIRST FLOOR OFFICES

BREEAM® MINIMUM BREEAM 'VERY GOOD'



PV PROVISION TO ROOF



MINIMUM EPC 'A' RATING

OPTION 2



10M TO HAUNCH



2 DOCK AND 2 LEVEL ACCESS LOADING DOORS



EV CHARGING SPACES



35M LOADING YARD



50KN SQ M FLOOR LOADING



FITTED FIRST FLOOR OFFICES

BREEAM® MINIMUM BREEAM 'VERY GOOD'



PV PROVISION TO ROOF



MINIMUM EPC 'A' RATING



Westpark 26 occupiers include the likes of Fox Self Storage, the Taunton DLO Depot and a host of established national (and regional) trade counters including Toolstation, Screwfix and Howdens.

Amenity provision includes a number of drive thru and sit in food and beverage occupiers such as McDonalds, KFC and Costa. There is also a Travelodge and a petrol filling station (with Budgens) located on site.





LOCATION

Westpark 26 is conveniently located 0.5 miles from Junction 26 of the M5 motorway and 1.5 miles from Wellington town centre.

The business park fronts onto the busy 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.

The drive-time map to the right shows the connectivity to Westpark 26



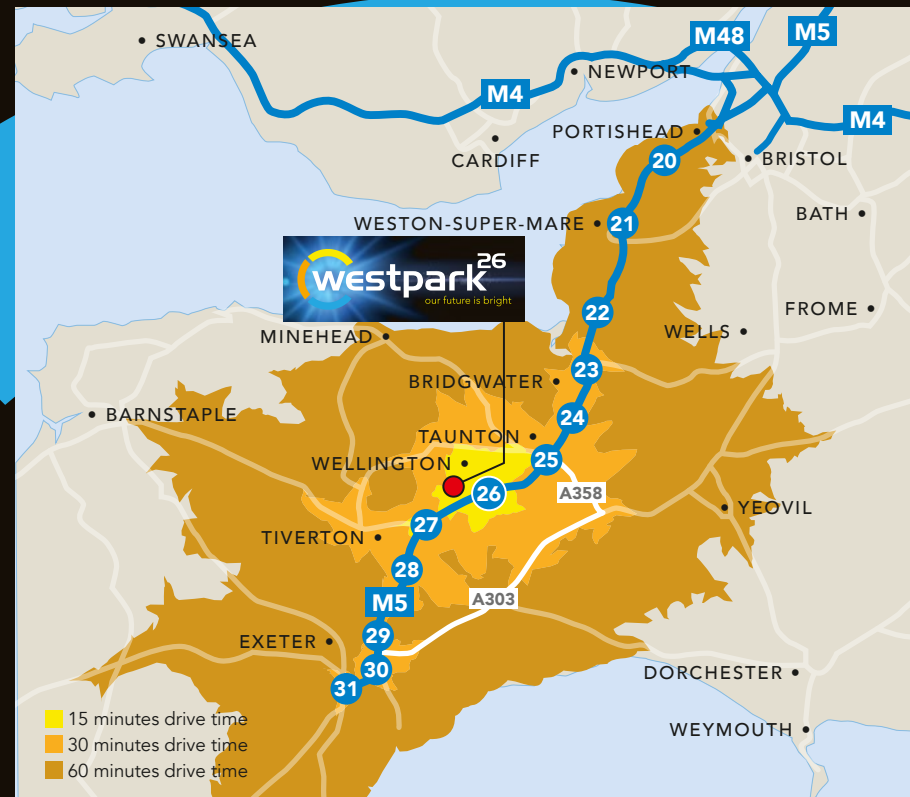
TA21 9AD



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SUMMERFIELD
COMMERCIAL

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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