

**Unit 2a Grange Business Park
Nynehead
Wellington
TA21 0BU**

Industrial unit to let

- **New industrial estate in a rural setting.**
- **G.I.A of 70.74 Sq M (761 Sq ft).**
- **2.5 miles to Wellington and 3.5 miles to J26 of the M5 motorway.**
- **Rural location between Taunton and Wellington.**

LOCATION

Grange Business Park is a newly established industrial estate in a rural setting 2.5 miles from Wellington and 3.5 miles from J26 of the M5 motorway; set between Taunton and Wellington.

DESCRIPTION

The industrial unit is a refurbished farm building with profiled metal cladding, a plastic coated pedestrian security door, a roller shutter door, a concrete floor, LED lighting, WC facility and kitchenette.

Concrete apron to front for parking with the remainder of the yard laid to compacted scalplings.

The site has countryside views and ample yard space for vehicles.

End of terrace industrial unit with a depth of 12.26m and a width 5.77m. Minimum eave height of 4.61m and a maximum of 6.11m.

Plastic coated pedestrian security door to front, roller shutter door with a width of 3.02m and a height of 3.99m, level concrete floor, WC facility, kitchenette, LED lighting and concrete apron to front.

TENURE & RENTAL

Available to let on a new lease with flexible terms to be agreed at a quoting rent of £7,000 per annum plus VAT.

LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

BUSINESS RATES

The units have not been separately assessed at this time. For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk.

VIEWING

All viewings should be made through the sole agent, Carter Jonas:

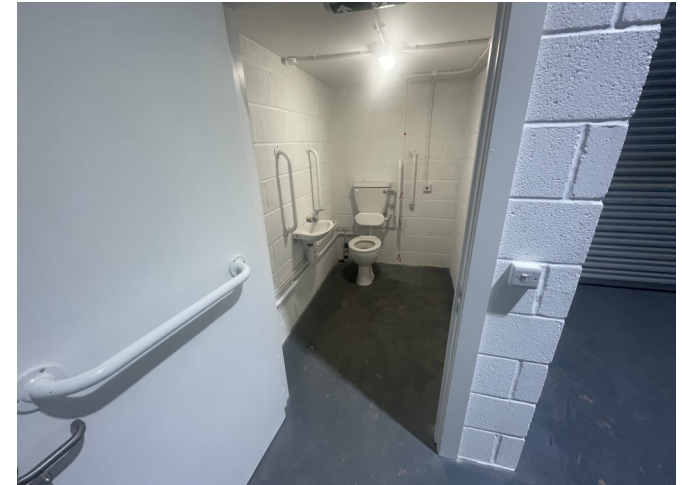
T: 01823 428 590

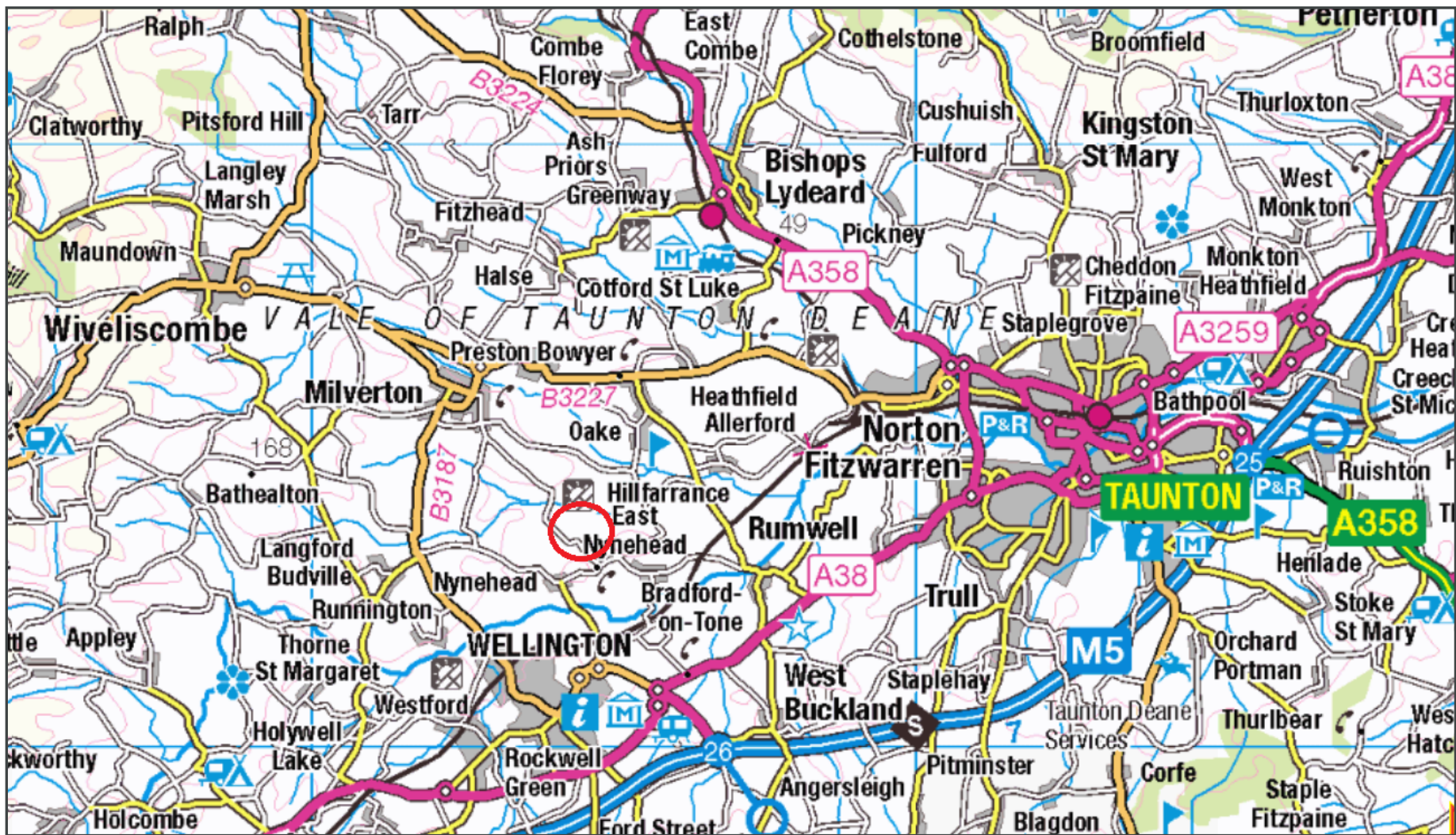
M: 07968 216 596

E: Stephen.richards@carterjonas.co.uk

EPC

Exempt - unheated warehouse.





FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

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IMPORTANT INFORMATION

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