

WELLINGTON

**HIGH PROFILE OFFICES
WITH PARKING
CLOSE TO M5 (J26)**

TO LET

2,195 FT² / 203.86 M²



**1 HAWKRIDGE HOUSE SUMMERFIELD WAY CHELSTON
BUSINESS PARK WELLINGTON TA21 9JH**

Victoria House • Victoria Street • Taunton TA1 3FA

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LOCATION

Chelston Business Park is located in a highly prominent position $\frac{3}{4}$ mile from Junction 26 of the M5 motorway at Wellington fronting the A38 roundabout. The building is at the entrance to the Business Park. Nearby occupiers include Mass Care, Wellington Nissan, Dorset & Somerset Air Ambulance, Flip-out and Chelston Motorhomes. The location of the property is shown on the attached plan.

Wellington is an expanding town and commercial centre with a mix of independent and multiple retailers. The Chelston area has grown over recent years to become a well-known location for business. The property is 1.5 miles from the town centre, 5 miles from Taunton and enjoys good communication links by road from junction 26 of the M5 motorway, and by rail at Taunton Station with a 100 minute express service to London Paddington.

DESCRIPTION

Hawkridge House is a self-contained modern office building offering a high quality working environment in a prominent location. The ground floor and first floor offices are available.

The property offers the following features:

- Open plan office with demountable partitions
- 13 on site car parking spaces.
- Floor boxes and perimeter trunking for power, telecoms and IT.
- Suspended ceiling with recessed light fittings.
- Suitable for office and medical uses and other activities within Use Class E.
- Kitchenette on the first floor
- Male, female and disabled WC's
- Gas fired central heating.

FLOOR AREAS

Ground Floor Office	960 ft ²	(89.00 m ²)	
First Floor Office	1,140 ft ²	(106.08 m ²)	
Stores (GF) & Kitchen (FF)	95 ft ²	(8.77 m ²)	Net internal Area
Total	2,195 ft²	(203.85 m²)	

LEASE TERMS & RENT

The ground and first floor offices are available as a whole on a new lease for 5 years. The tenant will maintain the property. A service charge is paid for maintenance of landscaping and common parts.

Initial rent: **£25,000 p.a.** (exclusive of service charge and rates). VAT is chargeable.

RATES & ENERGY PERFORMANCE

Description	Offices and Premises
Rateable Value 2023	£15,500

For details of rates payable interested parties should contact Somerset Council (0300 123 2224)

Energy Performance: Band C - 65.

LEGAL COSTS

Each party is to pay their own legal costs incurred in the letting.

FURTHER INFORMATION AND VIEWING

Please contact: Nigel Hatfield at Hatfield White on 01823 353033 - nhatfield@hatfieldwhite.co.uk

5 November 2025

HAWKRIDGE HOUSE CHELSTON WELLINGTON TA21 8YA

