



**Unit 3a Grange Business Park  
Nynehead  
Wellington  
TA21 0BU**

**Industrial unit under  
construction**

- New industrial estate in a rural setting.
- G.I.A of 85.90 sqm (925 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 under construction from a former 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.

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

Industrial unit with a depth of 8.59m and a width 9.58m. Minimum eave height of 5.71m and a maximum of 7.85m.

Plastic coated pedestrian security door to front, roller shutter door with a width of 4.01m and a height of 4.45m, level concrete floor, WC facility, kitchenette, LED lighting and concrete pad to front with parking for 2-3 vehicles.

## TENURE & RENTAL

Available to let on a new lease with flexible terms to be agreed at a quoting rent of £8,000 per annum plus VAT.

## IMPORTANT INFORMATION

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## 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](http://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](mailto:Stephen.richards@carterjonas.co.uk)

## EPC

Exempt - unheated warehouse.

