



TO LET

17 KNIGHTS ROAD

Chelston Business Park, Wellington, Somerset, TA21 9JH

Detached Hybrid industrial unit with offices and parking – 3,713 sq ft

Location

The unit is situated on the Chelston Business Park, which is conveniently located 1 mile from Junction 26 of the M5 motorway and 1.5 miles from Wellington town centre.

The business park is just off the busy Chelston roundabout, whilst the A38 arterial route has 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



1 mile

Taunton

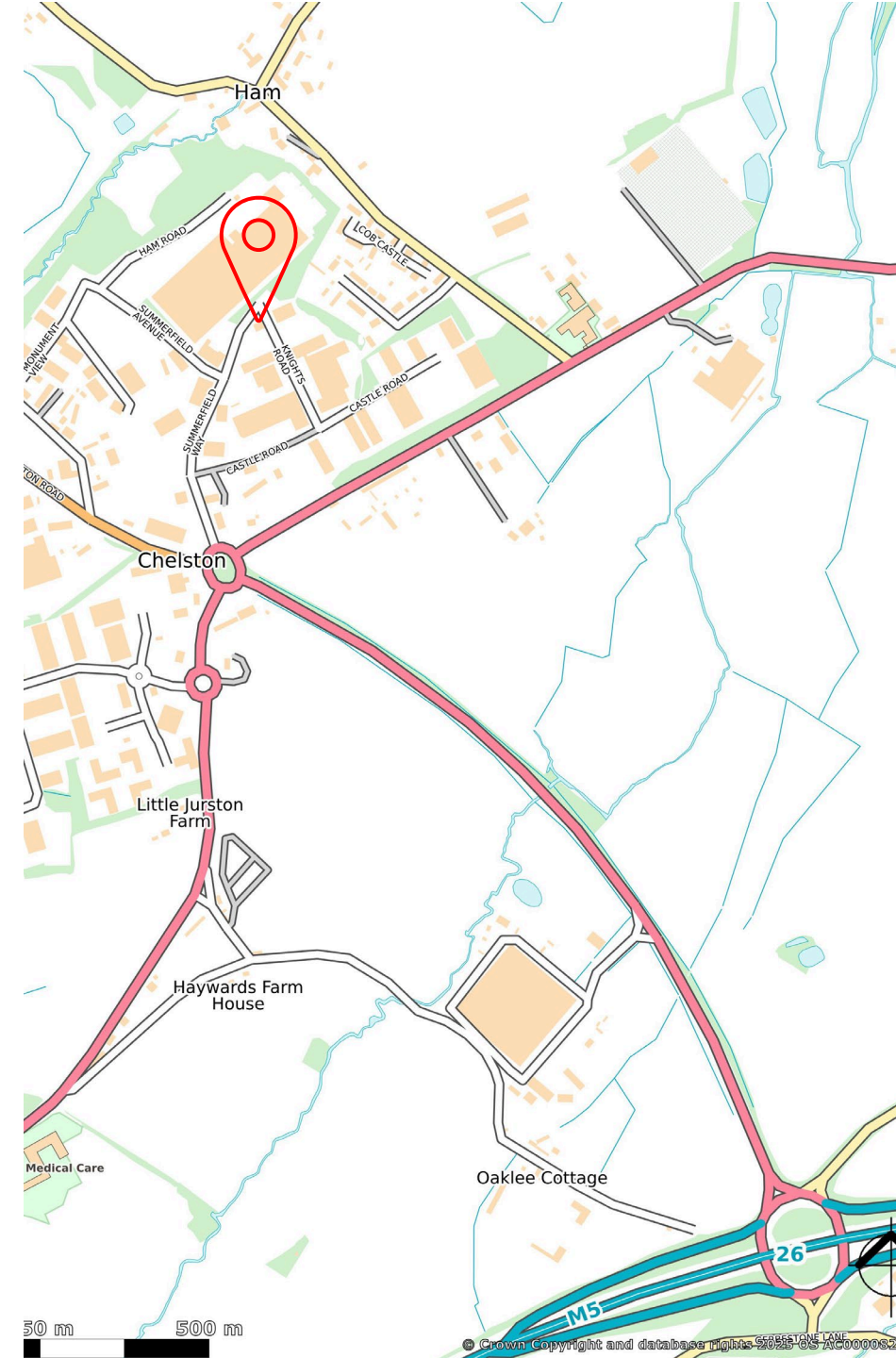


5 miles

Exeter



28 mile



Accommodation

Description

A high-quality hybrid unit providing a flexible combination of workshop/warehouse and office accommodation over two floors, with potential for showroom and trade counter uses.

The accommodation includes a mezzanine area suitable for various uses such as training or storage. The office accommodation has suspended ceilings with recessed LED lighting, electric boiler central heating system, dado trunking with power and data cabling distribution. To the first floor is a fully fitted kitchen.

The ground floor includes a personnel entrance with reception lobby, off which are male, female and disabled WC facilities. The workshop/warehouse has roller shutter loading door, epoxy painted floor, LED lighting and a storage area beneath the mezzanine floor.

The property includes a BT Fibre broadband connection plus intruder and fire alarm system.

The layout can be amended to suit occupiers' requirements, with further information on request.

Parking

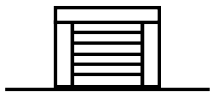
The accommodation has a total of 11 available parking spaces, with shared use of 2 visitor spaces. On street parking is also present along the estate road around the property/business park.

Services

We are advised that all main 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
Ground Floor	2,250	209.05
First Floor	1,463	135.93
TOTAL	3,713	344.98

**Surface level
Doors = 1**



**Suspended
ceilings**



Office content



**11 On-site
parking spaces**



LED Lighting



Kitchen



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for the current use but any occupier should make their own enquiries to the Planning Department of Somerset Council. Tel: 0300 123 2224.

<http://www.somerset.gov.uk/>

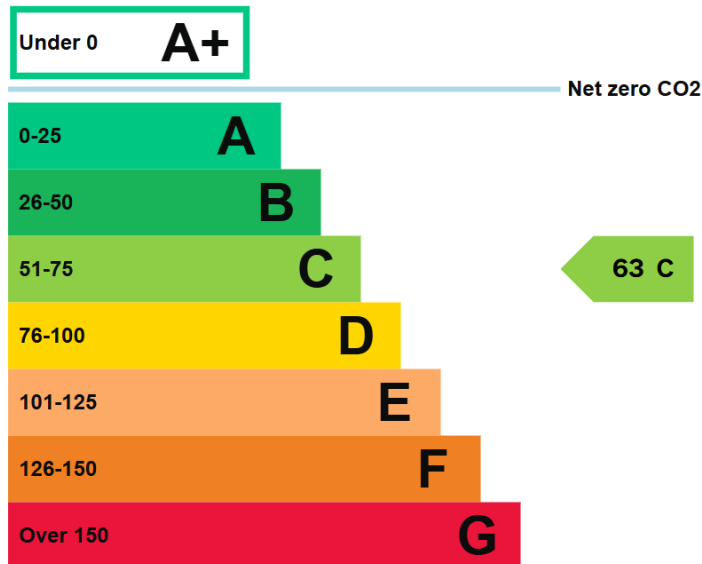
Business Rates

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.

Energy Performance Certificate

The EPC Rating is C and the full certificate can be provided on request.



Lease Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent

The property is offered to let for £28,950 per annum exclusive of VAT.

Service Charge

The occupier is responsible for a service charge of £948 per annum exclusive of VAT (for 2025), subject to an annual review in line with inflation.

Legal Costs

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

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

VAT

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

AML

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



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COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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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.

