



# West Park 26

MULTIFUNCTIONAL BUSINESS UNITS

## FOR SALE

from 1,000 sq.FT to 20,000 sq.FT



West Park, Wellington, TA21 9AD





A38

West Park 26



Day Nursery

A38

## LOCATION

West Park 26 comprises a mixed-use business park in excess of 40 acres, conveniently located on the A38 just off J26 of the M5 Motorway. A wide range of other businesses are on the established business park along with amenities including Travelodge, the Skylark Pub, Costa and McDonald's drive-through restaurants. There is a day-care nursery opposite the park entrance.

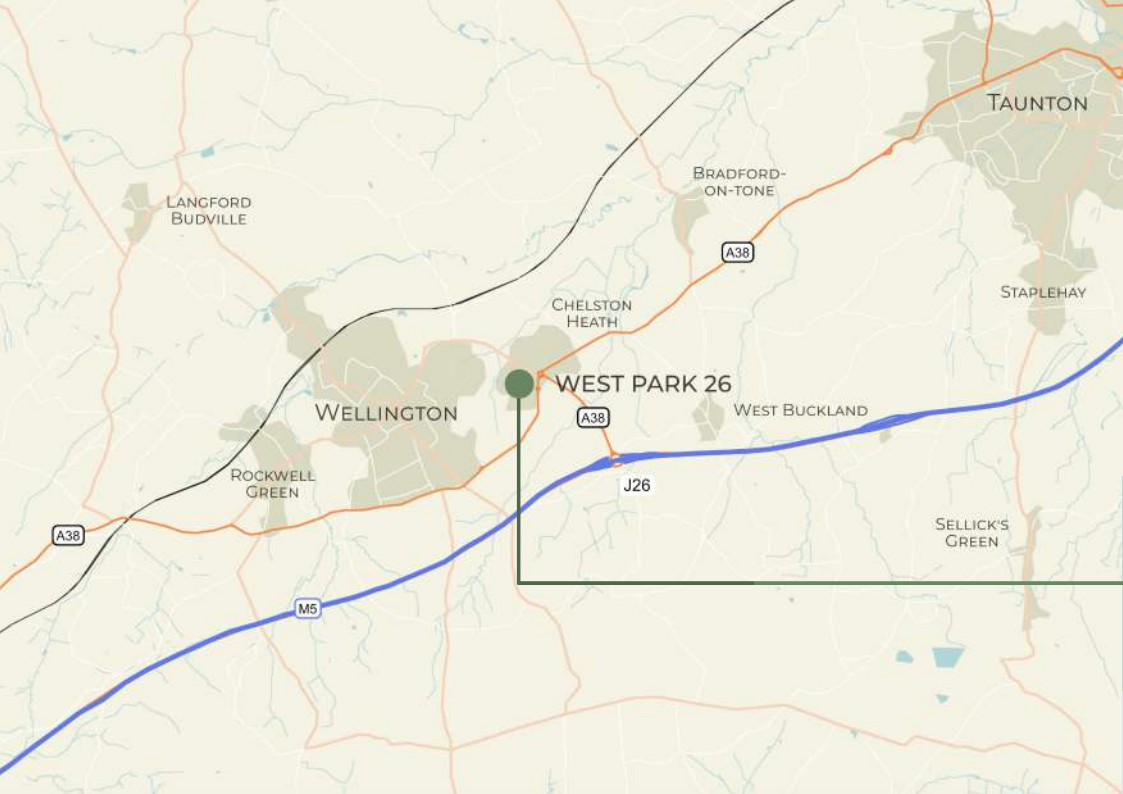


About 247,500 of working age in Somerset



On A38 only 1 mile from M5 J26

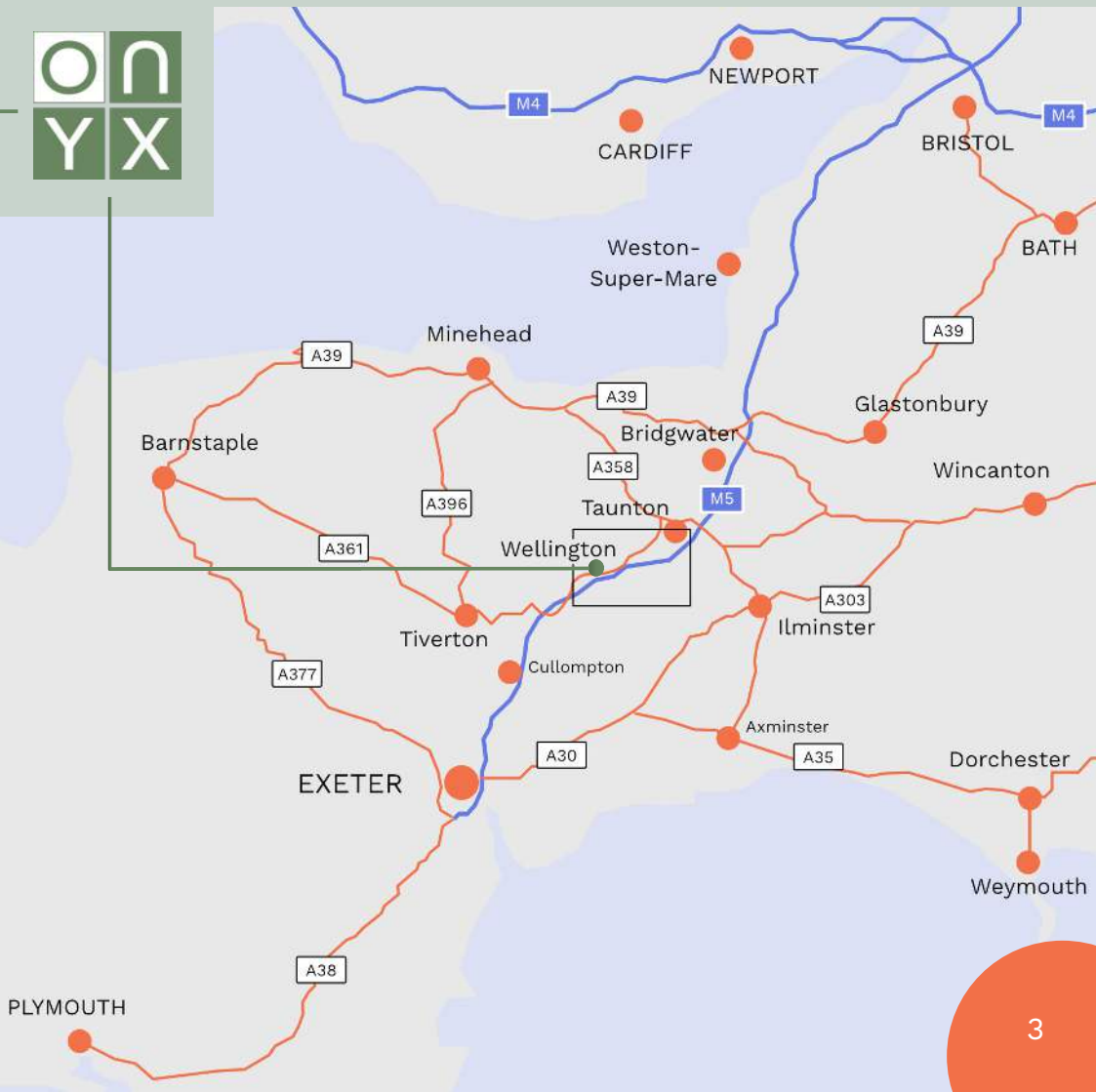




## TRANSPORT AND INFRASTRUCTURE

Strategically situated near the A38 less than a mile from J26 of the M5 motorway, West Park offers seamless access to the south west and north to the M4 corridor and the Midlands. Bristol Airport is about 50 minutes away and Tiverton Parkway a 15 minute drive. Funding has also been approved to reinstate Wellington Station as part of a wider project to create a Devon and Somerset Metro network.

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### CITIES

- Exeter 27 miles
- Plymouth 69 miles
- Bristol 50 miles
- Gloucester 78 miles
- Birmingham 135 miles
- London 170 miles

### TOWNS

- Taunton 5.4 miles
- Tiverton 16 miles
- Bridgwater 17 miles
- Wincanton 43 miles
- Barnstaple 45 miles

### ROADS

- M5 J29 1 miles
- M4/M5 54 miles

### TRANSPORT

- Tiverton Parkway 11 miles
- Taunton Station 12 miles
- Exeter Airport 24 miles
- Bristol Airport 41 miles

### AMENITIES

- Wellington Town Centre 1.7 miles
- Asda Superstore 1.7 miles

# ACCOMMODATION

32 units for user Classes E Part G, B2 and B8 (manufacturing, general industrial, offices, warehousing and distribution uses).

Units can be provided with a number of configurations and specifications. Our standard configurations are:

- Type 1 unit is a single floor shell unit, with full height access for a custom fit out.
- Type 2 unit has a 500 SQ.FT mezzanine, staircase and Doc M W.C fit out\*. This is the perfect starter unit to allow office/storage on the first floor.
- Type 3 unit benefits from a full length 960 SQ.FT mezzanine, staircase and Doc M W.C fit out\*, suited to the multifunctional occupier.

\*Doc M W.C provided in Type 2 and 3 units includes a W.C, hand basin, electric boiler, ventilation, light and protective flooring.

The configurations and availability of each unit can be provided upon request.

# FLOOR AREAS

	Ground (SQ.FT)	First (SQ.FT)	Total (SQ.FT)	Total (SQ M)
<b>Type 1</b>	<b>1,000</b>	<b>0</b>	<b>1,000</b>	<b>93</b>
<b>Type 2</b>	<b>1,000</b>	<b>500</b>	<b>1,500</b>	<b>139</b>
<b>Type 3</b>	<b>1,000</b>	<b>960</b>	<b>1,960</b>	<b>182</b>



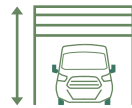
5.6 - 7 m high front eaves



20 KN/M2 floor loading



2 spaces plus loading bay



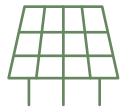
Full height roller door



BREEAM excellent



Openreach fibre



Solar PV on each unit



EV charging and solar PV



Target EPC A or higher



Low carbon build strategy



Waste reduction & recycling



Landscaped for biodiversity



Local amenities



3 phase electric

# CUSTOMER JOURNEY



## PERMITTED USE

Detailed planning permission permits manufacturing, general industrial, offices, warehousing and distribution uses under Classes E Part G, B2 and B8. Interested parties should make further enquiries through the planning department in connection with their own proposed use of the premises.

## TENURE

The units are available to purchase with a 999 year lease.

## RATEABLE VALUE

To be assessed following practical completion.

## SERVICE CHARGE

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate and estate road.

## VAT

Unless otherwise stated, terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of tax in the subject case.

## LEGAL COSTS

Each party is responsible for their own legal costs incurred in the transaction.







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