



**Lambert
Smith
Hampton**

01392 880 180
www.lsh.co.uk

To Let

Industrial / Warehouse Units

Central location close to town centre

Unit 1G Blackdown Business Park, Scotts Lane, Wellington, Somerset TA21 8ST



- 513 Sq Ft (47.64 Sq M)
- Mezzanine: 275 sq ft (25.55 sq m)
- End unit forming part of a terrace of adjoining units, area for parking and loading
- J26 of the M5 motorway located within 3 miles

Lambert Smith Hampton

Pynes Hill Court, Pynes Hill, Exeter EX2 5AZ T +44 (0)1392 880180

Unit 1G Blackdown Business Park, Scotts Lane, Wellington, Somerset TA21 8ST

Location



The unit is located on Scotts Lane on the Blackdown Business Park, within a short walk of Wellington's town centre.

Wellington has a population of approximately 12,000, providing a thriving town centre with an abundance of shopping and leisure amenities, whilst the county town of Taunton is 5 miles to the north and Exeter is 28 miles to the south.

Description

The unit forms part of a terraced of adjoining business units suitable for one or more occupiers as they can be occupied entirely independent of one another, or in combinations of units to suit requirements. The unit has the following features:

- Modern steel framed construction with insulated profiled steel cladding
- DDA compliant WC facilities as well as kitchenette facilities
- 5 metre eaves height
- Designated forecourts to front for loading and parking
- Concrete floor
- 2.9m wide x 4.25m high up and over shutter vehicular access door as well as pedestrian door
- Mains water, drainage and 3-phase electricity connected

Accommodation

The accommodation comprises the following measurements:

Unit 1G	Sq ft	Sq m
Ground	513	47.64
Mezzanine	275	22.55

VAT

VAT is applicable to the quoting rent.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

The Valuation Office website shows the rateable value as follows:

Rateable Value: £3,828.00

Approx Rates Payable: £1,852.75

100% small business rates relief may be applicable subject to tenant's status. You are advised to speak to Taunton Deane Borough Council (01823 356356) for further information.

Terms

The unit is available to let via a new internal repairing and insuring lease for a term by arrangement at an annual rent of £4,000.

Energy Performance Certificate

The property has an Energy Performance Certificate available upon request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Zach Maiden

Lambert Smith Hampton

01392 880 180

07701 313 281

zmaiden@lsh.co.uk

11 August 2017

**Lambert
Smith
Hampton**

01392 880 180
www.lsh.co.uk

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.