

# HUDSON & Co.

**JUNCTION 26 & 27 M5  
Nr, WELLINGTON**

## **WAREHOUSE/WORKSHOP**

**444.08 sq m 4,778 sq ft**



***Unit 2, Greenham Business Park, Nr Wellington,  
TA21 OLR***

***\* Good sized / Well configured Workshop / Warehouse  
On a Popular Industrial Estate just off the A38\****

***\*Eaves Height 4.15 m Apex height 6.02 m\****

***\*Two Loading doors / ample apron to accommodate  
loading / off-loading of all size of vehicles\****

***\*Swift and Easy access to Junctions 26 & 27 M5\****

***\*Flexible Terms / Competitive Rental\****

# **TO LET**

**01392 477497**

## **Unit 2, Greenham Business Park, Nr, Wellington, TA21 0LR**

**LOCATION:** The property is located on the popular Greenham Business Park, which is situated on the Devon/Somerset border, just off the A38 dual carriageway, approximately 4 miles from Junction 26 of the M5 motorway, and 5 miles from Junction 27 (Tiverton). Occupiers on the business park have included Abacus, Modshelf Limited, Stagecoach, Balfour Beatty and Whiteball Self Storage.



**DESCRIPTION:** Greenham Business Park is a six and a half-acre site, with a variety of businesses involved in workshop, warehousing and container storage uses. Unit 2 is the first building on the estate with good visibility to the Greenham road.

The building is of a good specification and rectangular configuration, being of steel portal frame construction with steel profile elevations under a pitched fibre cement roof incorporating roof lights. To the front elevation there are double steel sliding loading doors and a further loading door to the side elevation. The internal eaves height is approximately 4.15 m to the haunch and 6.02m to the apex.

The accommodation includes a former office / store and a toilet with low level wc and stainless steel sink unit.

Outside there is a good sized concrete surfaced loading apron and parking area with ample room for loading / off-loading all size of vehicles.

### **ACCOMMODATION:**

<b>Gross Internal Area</b>	:	<b>444.08 sq. m</b>	<b>4,778 sq. ft</b>
Includes:			
<b>Former Office / Store</b>	:	<b>14.93 sq. m</b>	<b>160 sq. ft</b>
<b>Toilet</b>	:	Low level WC, Stainless steel sink and worktop	
All areas are approximate.			

### **SERVICES:**

Mains water and electricity (3 phase) are connected. Drainage is via a communal septic tank.

**TERMS:** The premises are available on a new lease at a competitive rental plus Vat. Full details on application.

NB: the rent is subject to Vat

### **RATING:**

**Description:** *Factory & Premises*      **Rateable Value:** £27,750

Interested parties should make their own direct enquires to the billing authority to confirm the rates payable as a change in occupation can sometimes influence the rating assessment and rates payable.

**PLANNING:** The property has previously been used as a workshop B1 (business) and as a warehouse B8 (storage and distribution). Prospective occupiers should address their planning enquiries to the local planning authority, **Mid Devon District Council. Tel: 01884 255255**

**EPC:** Energy Performance Asset Rating D

**LEGAL COSTS:** Each party to bear their own costs in connection with this transaction.

### **VIEWING & FURTHER INFORMATION:**

Strictly by prior appointment  
Through the sole agents

**HUDSON & Co.**  
Tel: 01392 497477 / 01548 831313  
Contact: DAVID EDWARDS / SUE PENROSE  
info@hudsoncom.co.uk

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.