



## Plots 2 & 3 Foxmoor Business Park, Chelston, Wellington, Somerset TA21 9RF

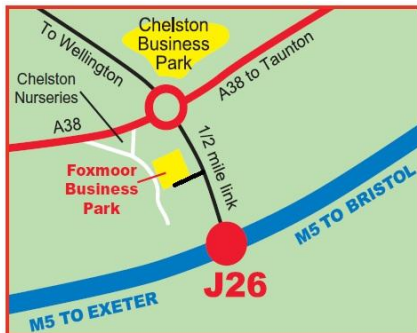
To Let

From **£49,380** Per Annum  
EPC: Exempt

- Plot 2 scalped yard enclosed by fencing with an area of approximately 3,059m<sup>2</sup> (32,920ft<sup>2</sup>).
- Plot 3 scalped yard enclosed by fencing with an area of approximately 3,438m<sup>2</sup> (36,993ft<sup>2</sup>).
- Within approximately ¼ of a mile from junction 26 from the M5 Motorway.
- The yards are fully serviced and can be let individually or together as required on new leases.

## Location and Description

Foxmoor Business Park is located on the edge of Wellington just off the A38 ring road and has excellent access onto Junction 26 of the M5 motorway (*within ¼ mile*) making the site ideal for storage and distribution.



The County town of Taunton is located 8 miles to the East.

## Accommodation

All measurements approximate

### Plot 2:-

91.60m x 33.40m = 3,059.44 m<sup>2</sup>  
(985'7 x 109'6 = 32,920 ft<sup>2</sup>)

### Plot 3:-

95.5m x 36m = 3,438 m<sup>2</sup>  
(313'2 x 118 = 36,993 ft<sup>2</sup>)

## Tenure and Rental

The yards are available separately or together on new leases on flexible terms to be agreed at the following quoting rent:-

**Plot 2:** £49,380 per annum plus VAT.

**Plot 3:** £55,490 per annum plus VAT.

**Plots 2 & 3:** £104,870 per annum plus VAT.

## Energy Performance Certificate

An energy performance certificate is not required due to the nature of the site.

## Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

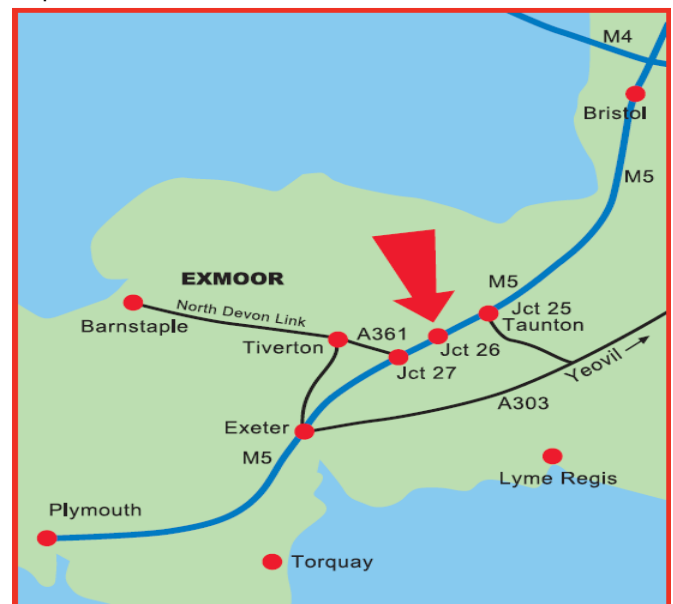
## Viewing

Strictly by appointment through the Sole Agents.

**Contact Info: Stephen Richards**

Humberts 01823 331234  
Mansfield House  
Silver Street  
Taunton TA1 3DN

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