



alder king

PROPERTY CONSULTANTS

FOR SALE/TO LET

17 KNIGHTS ROAD

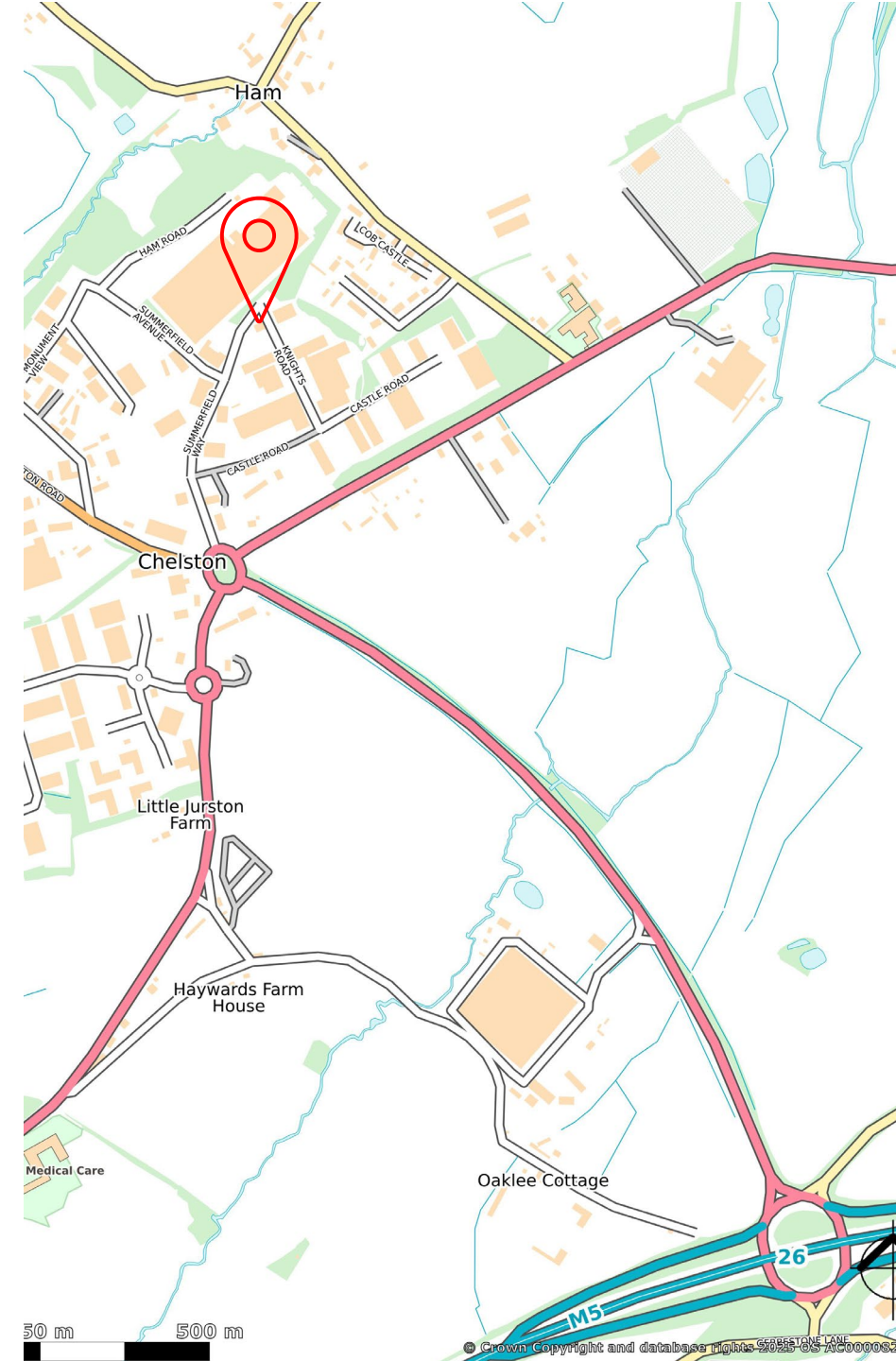
Chelston Business Park, Wellington, Somerset, TA21 9JH

Detached Hybrid industrial unit with offices and 11 parking spaces – 3,713 sq ft

Location

The unit is prominently situated within the well-established Chelston Business Park, strategically located just 1 mile from Junction 26 of the M5 motorway and approximately 1.5 miles from Wellington town centre. Positioned adjacent to the busy Chelston roundabout, the property benefits from excellent accessibility and visibility, with the A38 arterial route providing direct links across the region.

The location offers strong transport connections for businesses and employees alike. Taunton, the county town of Somerset, is approximately 6 miles to the east and provides a wide range of commercial amenities, together with a mainline railway station offering services to London, Bristol and Exeter. Exeter Airport, located around 30 miles to the south, provides convenient access to domestic and international destinations, further enhancing the appeal of this highly connected business location.



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 first-floor accommodation comprises office space together with a mezzanine floor, constructed in accordance with Building Regulations and suitable for further office use, training purposes, or storage. The space benefits from suspended ceilings, recessed LED lighting, electric boiler central heating, dado trunking with power/data cabling distribution and a fully fitted kitchen.

The ground floor includes a personnel entrance with reception lobby, WC facilities, Intruder and Fire Alarm panel. The workshop/warehouse has a roller shutter loading door, epoxy painted floor, LED lighting and a storage area beneath the mezzanine floor. The mezzanine may also be adapted to suit an occupier's specific operational requirements, subject to consent.

Parking

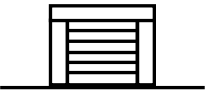
The accommodation has a total of 11 available parking spaces, with shared use of 2 visitor spaces. On street parking is also present along the estate road around the property/business park.

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**



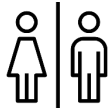
LED Lighting



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.

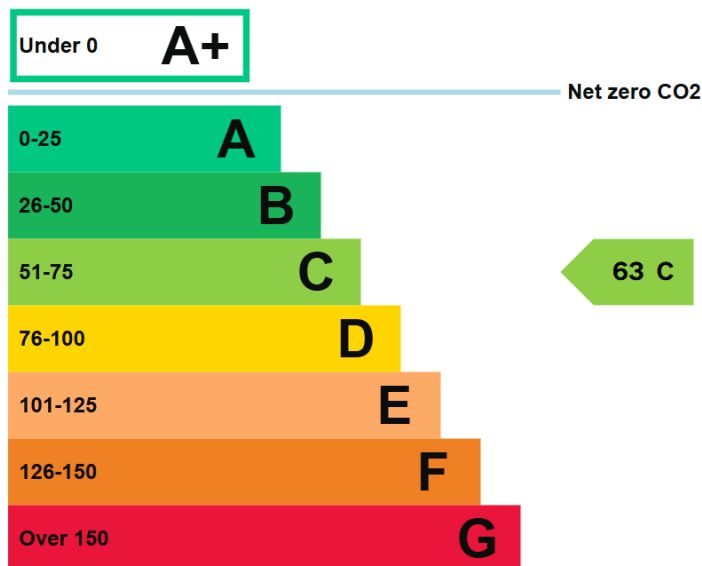
<http://www.somerset.gov.uk/>

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



Tenure

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

Purchase Price/Rent

The property has a guide price of £525,000 exclusive of VAT or 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 or purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser 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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AK Ref: AM/101945 **Date:** 07 2026 **Subject to Contract**



**COMMERCIAL
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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

