

WEST
PARK

—
BUSINESS
PARK

WELLINGTON



BURRINGTON
BUSINESS PARKS

WEST
PARK
—
BUSINESS
PARK

CONVENIENTLY
LOCATED CLOSE TO
JUNCTION 26 OF THE
M5 AND FRONTING
THE A38.



DEVELOPMENT

New contemporary commercial units within West Park 26, Wellington, Somerset

Burrington Estates is pleased to present West Park, an exciting new commercial development within Westpark 26, a mixed-use business park conveniently located half a mile from junction 26 of the M5 motorway and fronting the A38.

It will provide 56 high quality contemporary commercial units suitable for business, general industrial and storage and distribution. These spacious units will be built to the highest standards of construction and energy efficiency using the latest insulated panel technology, roof mounted solar panels and EV charging capability, offering flexible accommodation with bespoke options.

Westpark 26 comprises a mixed-use business park in excess of 40 acres conveniently located to J26 of the M5 motorway and nearby A38. Westpark 26 has on site amenities including a 60 bed Travelodge Hotel, The Skylark pub, Shell petrol station with Budgens convenience store and Subway, Costa, and McDonalds' drive-through and restaurants.

Burrington Estates West Park presents an exciting opportunity for businesses looking for practical, modern units in a prime location with extensive amenities.

Now is the perfect time to secure your part in this outstanding commercial opportunity at an early stage. These units can be purchased within a tax efficient SSAS pension or SIPP.

KEY FACTS

- B (New Class E), B2 and B8 Use Class
- 56 industrial units
- Excellent transport location
- BREEAM Excellent design
- High occupational and investment demand
- London Building Control - 10-year structural guarantee EV charging and solar

Conveniently located to junction 26 of the M5 and A38



BY ROAD

West Park has direct access to the UK's motorway network at Junction 26 of the M5 and fronting the A38.

Exeter	35 minutes
Taunton.....	10 minutes
Yeovil.....	45 minutes
Bristol.....	1 hour
London.....	3 hours



BY AIR

West Park is situated close to regional airports which provide extensive links to a wide range of UK and European destinations.

Exeter	25 minutes
Bristol.....	55 minutes
London City.....	3.5 hours



BY RAIL

West Park is just a 15-minute drive from Taunton Railway Station providing access to the main London to Penzance line.

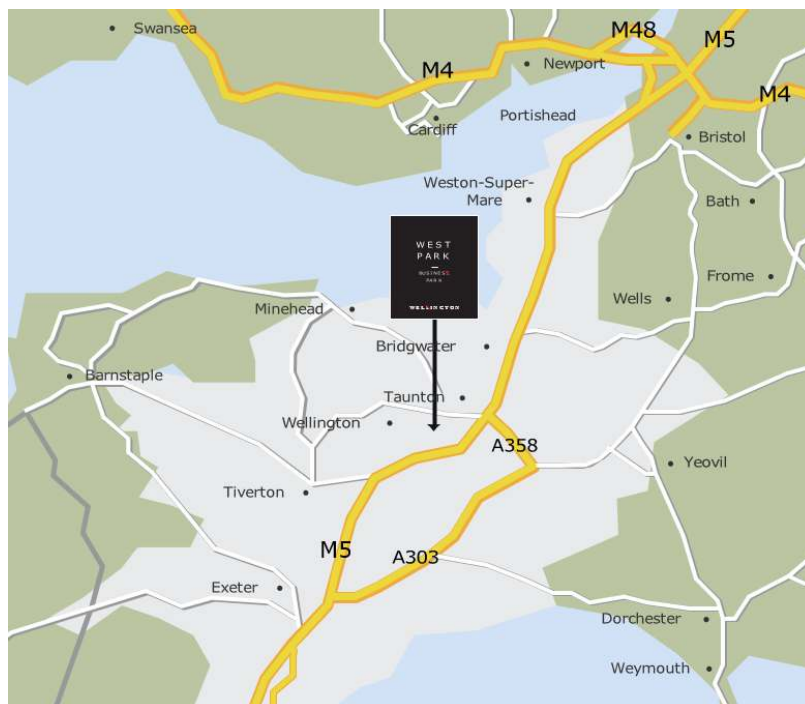
Exeter	25 minutes
Bristol.....	32 minutes
London.....	1 hour 45 minutes



BY BUS

You can reach West Park by bus at nearby bus stops in Chelston, just an 8-minute walk.

Wellington Town.....	13 minutes
Taunton Town.....	33



THE UNITS

High specification flexible commercial accommodation

The 56 units are positioned within three terraced blocks. They will be built to exacting standards offering durable, adaptable, energy efficient, commercial accommodation suitable for a range of business uses.

With floor space options of 1,000 to 1,960 sq. ft (each unit is available as either full mezzanine, half mezzanine or shell).

Each provides:

- Flexible accommodation layouts/option for bespoke layout
- Latest panel technology providing thermal-efficiency, fire safety and lifetime durability
- Double glazing
- Allocated parking bays plus a large loading area
- Electrically operated roller-door
- Full height glazed elevations suitable for future office use
- Solar PV roof panels incorporated
- Fittings for EV charging points
- Fibre broadband



Full Mezzanine



Half Mezzanine



Shell and Core



BUSINESS PARK LAYOUT

West Park



BLOCK E BLOCK D

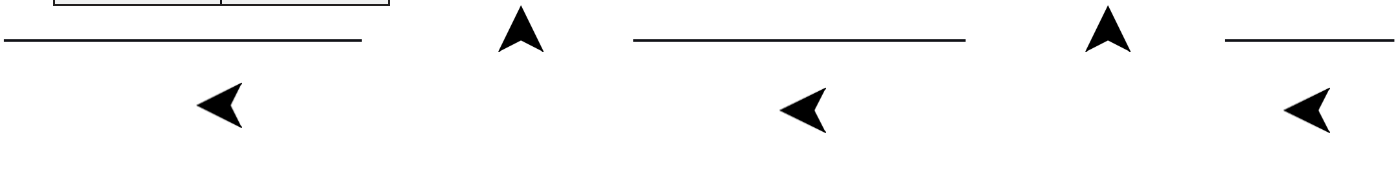
E12	D12
E11	D11
E10	D10
E9	D9
E8	D8
E7	D7
E5	D5
E4	D4
E4	D4
E3	D3
E2	D2
E1	D1

BLOCK C BLOCK B

C11	B11
C10	B10
C9	B9
C8	B8
C7	B7
C6	B6
C5	B5
C4	B4
C3	B3
C2	B2
C1	B1

BLOCK A

A9
A8
A7
A6
A5
A4
A3
A2
A1
E-CLASS UNIT



SPECIFICATION & DESIGN

Contemporary buildings with practical features

Drawing on the successes of previous commercial developments, Burrington Estates has created an outstanding commercial offer with practical qualities for the long-term.

These include:

- Steel portal frame with insulated cladding
- Metal powered coated electric roller shutter door
- Powder coated entry door and double-glazed windows
- Energy efficient electricity generation via solar PV
- 3-phase electrics
- Capped water and drainage services
- Power floated concrete floor
- Flexible open plan space ideal for future adaptations if needed
- Allocated parking spaces per unit
- Attractive landscaping across the site



SUSTAINABILITY

Designed with eco-efficiency in mind



BREEAM

West Park 26 will be delivered to BREEAM certification, awarded to sustainable environments that enhance the wellbeing of the people who live and work in them, help protect natural resources and offer attractive property investments.



LANDSCAPING AND WILDLIFE

New landscaping forms part of the development with existing hedgerows being retained and extended where required. Careful planting will aid biodiversity, protecting and enhancing existing flora and fauna whilst creating new wildlife habitats including bat and bird boxes.



WATER EFFICIENCY

Water efficient appliances combined with rainwater harvesting will help minimise the use of mains, potable water.



LOW CARBON FOOTPRINT

Westpark 26, is a low carbon development with a commitment to reduce CO2 emissions by over 20% through careful design and the innovative use of green technologies. Recycled and reclaimed materials will be used where possible.





WASTE AND RECYCLING

Segregated facilities will minimise waste and maximise recycling.



ENERGY EFFICIENCY

The units will be highly insulated and carefully constructed to minimise heat loss and maximise energy efficiency.



SMART LIGHTING

Intelligent and low energy lighting systems, combined with the maximum use of natural daylight will help reduce energy use.



LOCAL ECONOMY

West Park 26 provides new opportunities for construction and thereafter permanent employment. Covered cycle shelters and shower and drying facilities will help promote cycling as a viable alternative to the car.



DRAINAGE

A sustainable drainage system will be used to reduce surface water run off rates to the benefit of the surrounding areas.

CUSTOMER JOURNEY

Transparent process for customers



**SUPPORTING YOU THROUGH THE
PROCESS**

When you reserve a business unit at Westpark 26, we will provide a dedicated point of contact in our Sales team to assist you through to completion with regular updates and feedback.



RESERVING YOUR UNIT

On payment of the reservation fee your unit will be reserved for you for 28 days at the fixed price. Any extension must be agreed with Burrington Estates to prevent the property being remarketed.



ESTIMATED COMPLETION

We will give you an estimated completion date at reservation and contract exchange. Updates will be provided thereafter if the estimated date moves due to unanticipated delays.



EXCHANGE OF CONTRACTS

Prior to exchange we will complete a checklist to confirm we have given you all relevant information about the unit.



QUALITY ASSURANCE

Your unit will be inspected by a senior build manager to ensure that it adheres to the Burrington Estates quality benchmark.



DEMONSTRATION VISIT

Once quality has been checked you will be invited to a demonstration of your new business unit including a walk round of the development and the chance to ask any technical questions about the build.



COMPLETION

Once completion funds are received our team will meet you at the unit for handover.



HEALTH & SAFETY

Please note for any visits to the site during construction you will need to be accompanied by Burrington Estates personnel and wear suitable PPE.



28 DAYS CHECK

Within the first 28 days of completion, a member of our team will visit by arrangement. This is your chance to there are minor defects not listed in the Exceptions & Exclusions Guide.



10 YEAR - GUARANTEE

Your new property benefit from a 10-year structural warranty. The details of what is covered under this warranty are set out in the Premier Guarantee information pack you are provided.

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