



#### TO LET

Trade Counter/Warehouse Unit  
3223 sq ft (299.44 sq m)

- Modern Business Centre on Main Arterial Route
- Combined Warehouse, Trade Counter & Offices
- Forecourt Loading & Parking

## Midsomer Enterprise Park, Midsomer Norton

Unit 21, Midsomer Enterprise Park, Radstock Road, Midsomer Norton, Radstock, BA3 2BB



## LOCATION

Midsomer Norton is a town near the Mendip Hills in the Bath and North East Somerset region. Situated within 10 miles of Bath, Wells and Frome, 12 miles from Trowbridge and 16 miles from Bristol. It forms part of the Midsomer Norton/Radstock area, with a combined population of 18,300 (Source: 2021 Census). The principal road communications are the A362 to Frome to the east, A367 to Bath to the north, Shepton Mallet to the south and the A37 to Bristol. Bristol Airport is within 15 miles (30 minutes journey time approx.). Rail communications are via Frome, Bath Spa or Bristol Temple Meads.

## DESCRIPTION

The property comprises an industrial/warehouse/trade counter unit of steel portal frame construction with insulated profile steel elevations and roof.

Internally, the unit benefits from ground floor storage, welfare facilities and first floor storage/office accommodation. Access is provided by a loading door and pedestrian entrance.

Externally, there is a forecourt that provides loading access and parking.

**Money Laundering Regulations** Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

## PLANNING

We understand the properties have planning consent for B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) uses. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Somerset Council, Cannards Grave Road, Shepton Mallet, BA4 5BT. Tel: 0300 303 8588.

## ACCOMMODATION

Ground Floor	1669 sq ft	(155.09 sq m)
First Floor		
Offices	1554 sq ft	(144.35 sq m)
<b>Total</b>	<b>3223 sq ft</b>	<b>(299.44 sq m)</b>

## LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

## RENT

£23,000 per annum exclusive.

## VAT

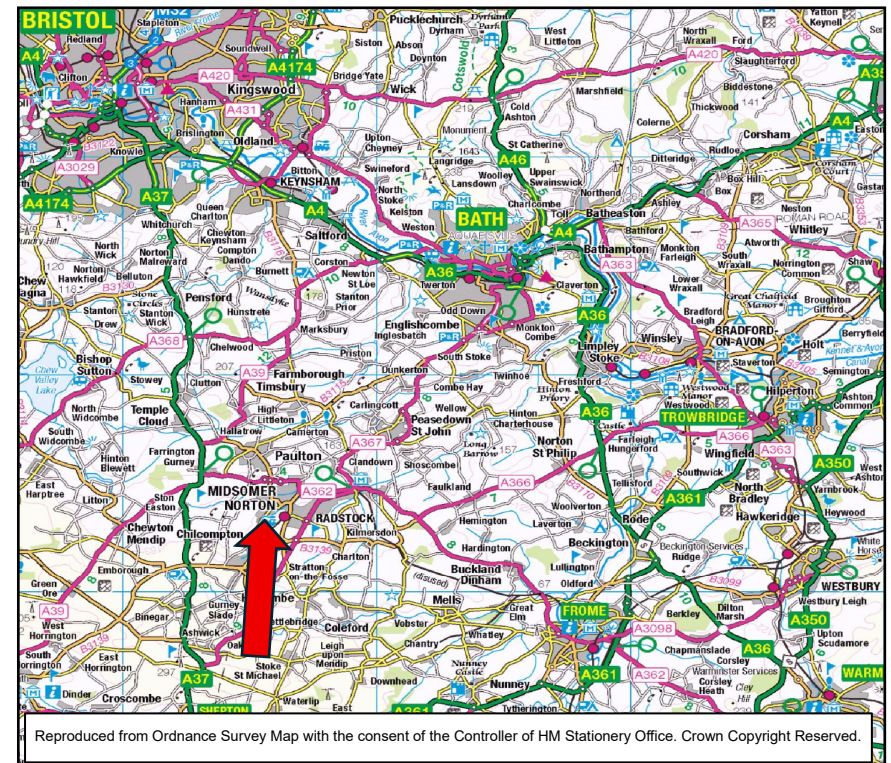
VAT is payable on the rent.

## BUSINESS RATES

To be assessed.\*

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**Code for Leasing Business Premises** As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, [www.rics.org](http://www.rics.org).



## SERVICES

Mains electricity (3 phase), gas, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

## ENERGY PERFORMANCE

The property has an EPC rating of D89

## VIEWING

Strictly by appointment only.

Ref: PH/GM/JW/19847

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