

Building at Haywood Farm

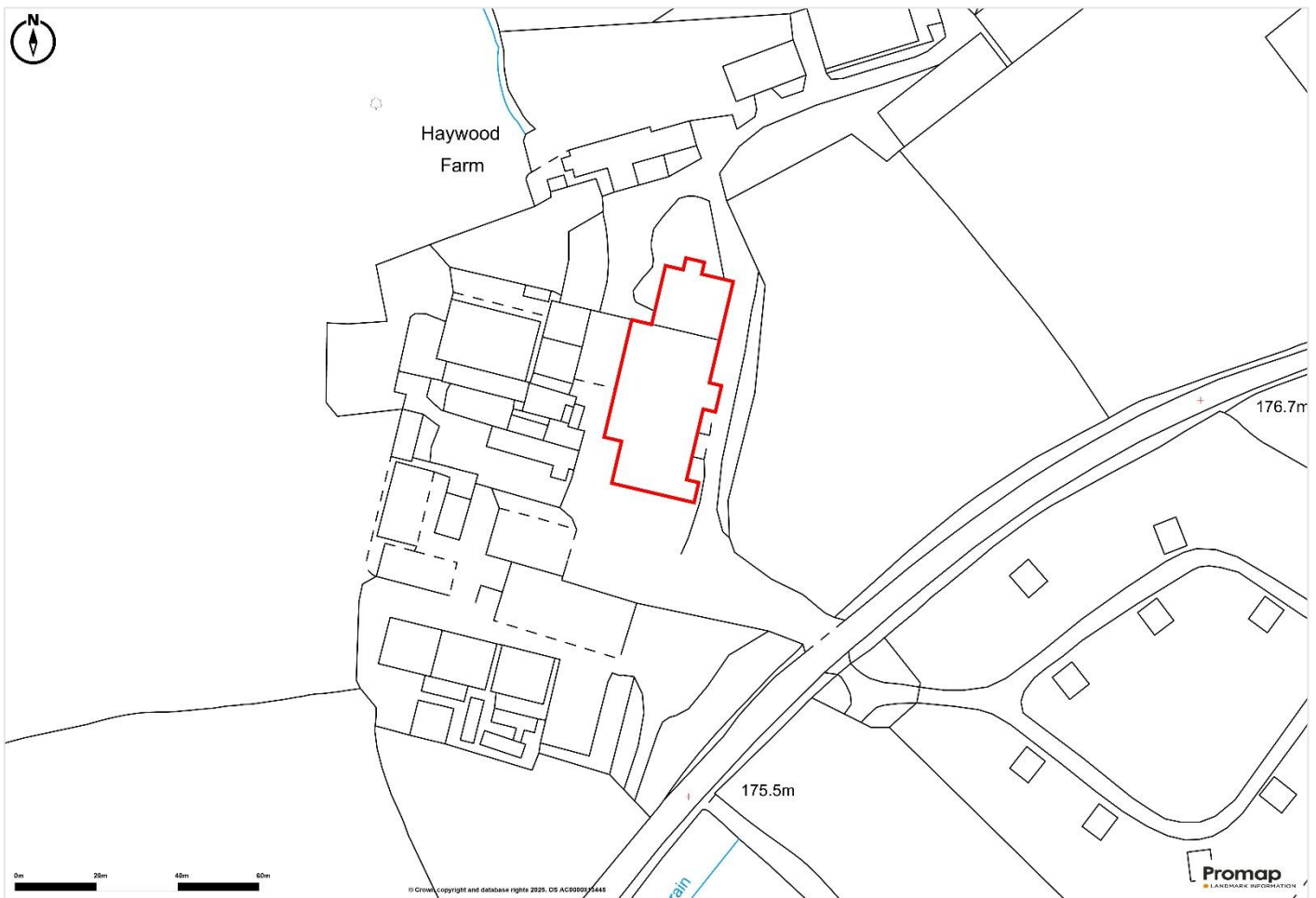
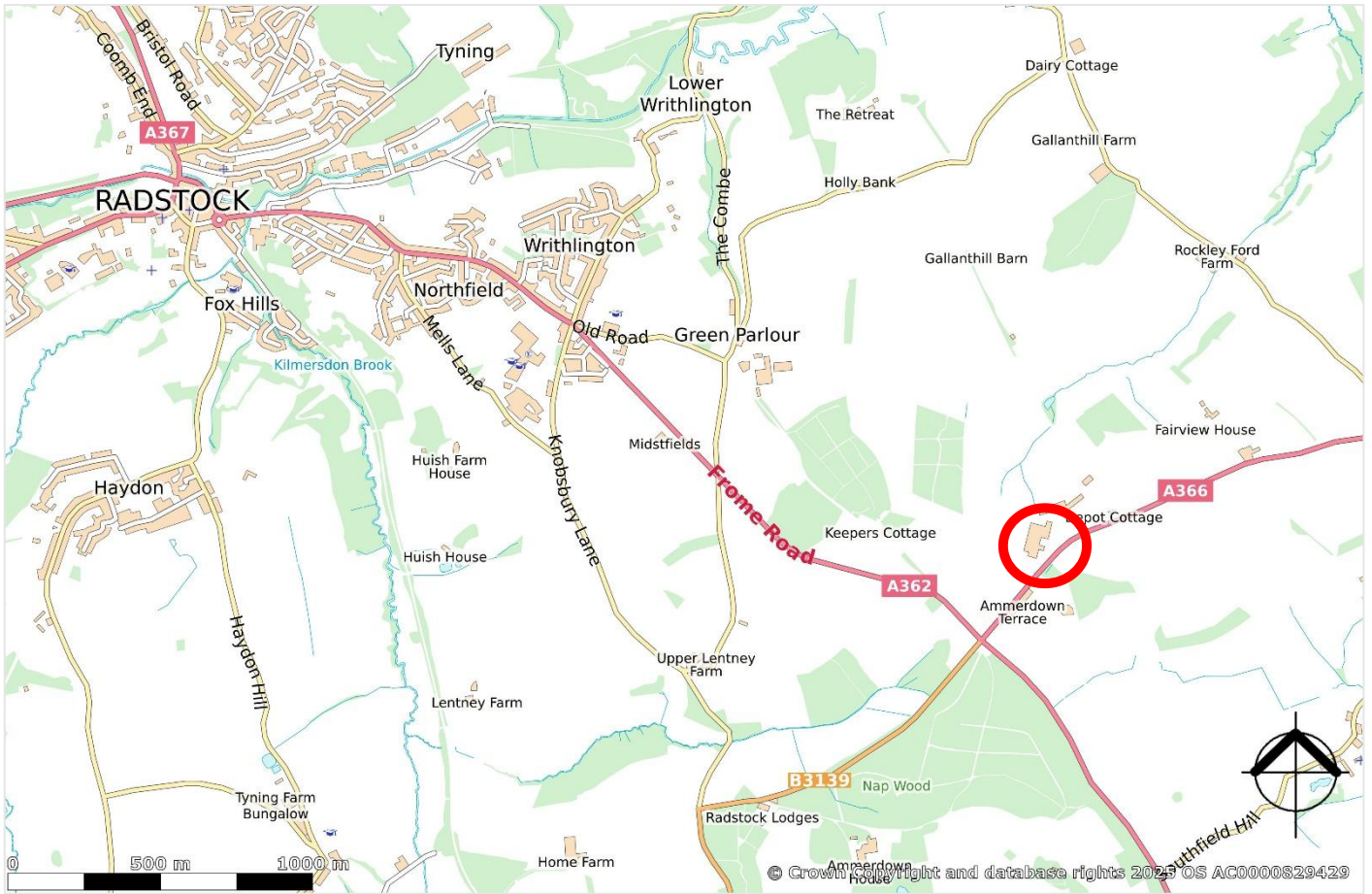
Terry Hill, Radstock, BA3 5UF

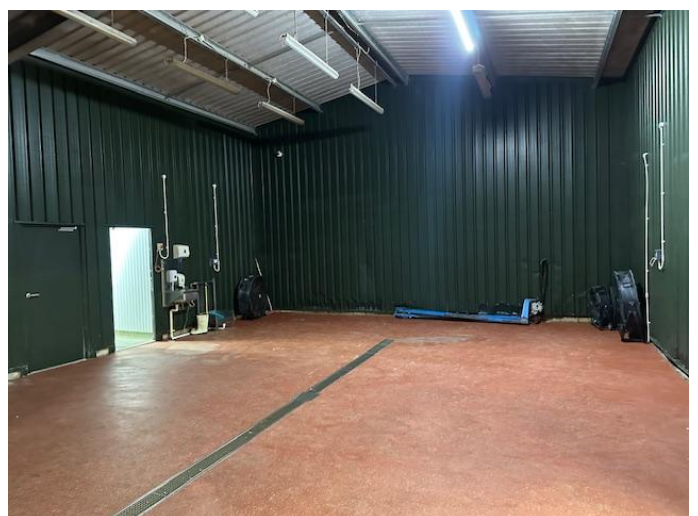
COOPER
AND
TANNER



Former poultry processing plant now offering scope for a wide variety of food or meat processing, chilled warehousing or industrial uses. Approx. 10,620sqft GIA. Enquiries are invited as a whole or in parts.

TO LET – £40,000pa





Description

Former poultry processing building now available to let on new lease terms. Would suit a variety of similar aligned food or chilled storage type occupiers or general light industrial / warehousing. The accommodation is arranged over three floor levels as follows with multiple loading points.

The unit is currently arranged as follows:

Office (23.98sqm). Hallway (8.61sqm). WCs (10.33sqm). Loading Bay (former lairage) (85.24sqm) RSD. Processing Room 1 (39.09sqm) RSD steps down to Room 2 (90.46sqm). Staff Room (21.63sqm) plus Changing (10.45sqm). Steps down to Office (11.30sqm). Store (11.22sqm). Chilled Store (80.71sqm). Processing Room 3 (93.81sqm) 3.7m height RSD. Blast Chiller (25.05sqm). Ramp Corridor (9.78sqm). Packaging Room (37.71sqm). Chilled Store (41.61sqm). Room 5 (31.36sqm). Freezer (17.73sqm). Cutting Room (130.43sqm). Holding Fridge (45.28sqm). Packaging / Office Dispatch (49.68sqm) RSD. Comms Room not measured. Store (12.82sqm). Corridors (5.99sqm). Dispatch Chiller (79.77sqm). Loading Bay (12.73sqm) RSD.

Gross Internal Area approx. 987sqm / 10,620sqft

Parking and general egress to the immediate front and around the building.

Lease Terms

Lease terms negotiable, although likely to include following minimum terms:

- Flexible term (longer term preferred)
- Tenant breaks and rent reviews at sensible intervals (i.e. 3 or 5 yearly patterns)
- FR&I basis
- Lease to be Contracted Out (i.e. no automatic right to renew at lease expiry)
- Tenant to contribute towards lease agreement costs.
- Deposit subject to references/credit checks

VAT

Not currently elected for VAT.

Commercial Lease Code

Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: www.leasingbusinesspremises.co.uk

Planning

We understand the property was last used for poultry processing. Interested parties should rely on their own enquiries with the local planning authority.

Local Council

Somerset Council (East / Former Mendip Area).

Business Rates

The Property is not currently rated for business rates purposes and will need to be rated. Tenant will be responsible for rates.

EPC Rating

A/10 – certificate number **0078-2970-0380-7618-9358**
Area: 988sqm.

Services

We understand that the Property is connected to mains electricity and mains water. Solar array connected to the building.

Asbestos

No asbestos survey exists.

Viewings

By strict appointment only through the sole agents. Appointments must be made prior via the agent and viewing instructions will be provided prior to arrival.

Cooper and Tanner Commercial Department

Tel. 03450 34 77 58

Location

Poultry building at Haywood Farm, Terry Hill, Radstock, BA3 5UF. Best identified using **What 3 Words location: ///lighten.kinder.workloads**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 03450 347758 / commercial@cooperandtanner.co.uk

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