



Unit B
Second Avenue
Westfield Industrial Estate
Radstock
BA3 4BH

Industrial Warehouse Unit:
5,193 Sq Ft (482.47 Sq M)

- Well presented warehouse space.
- Large parking/yard area
- Situated in a well established employment area

LOCATION

The merged towns of Radstock and Midsomer Norton are located 11 miles south west of the Georgian city of Bath, 14 miles south east of Bristol and 8 miles north west of Frome.. The principal route of access is the A37 Trunk Road which runs north to south between Bristol and Yeovil.

Westfield Trading Estate is the principal employment area within Radstock / Midsomer Norton with occupiers including Screwfix, Howdens and Buildbase, together with a variety of local and regional businesses.

DESCRIPTION

This unit offers versatile accommodation that can be adapted for light industrial, warehousing and/or used as offices.

The property is a single storey, detached unit with brick elevations beneath a recent new a pitched roof. One roller shutter and three personnel doors are situated to the front of the unit. Internally the property provides good storage and workshop accommodation.

Externally there is room enough for multiple car parking spaces + loading.

- Specification:
- WC's
- Kitchen
- HGV loading area
- Three-phase power supply

SERVICES

Prospective occupiers are advised to make their own investigations as to the availability , capacity, state and condition of services.

ACCOMMODATION

The property has been measured on a gross internal area basis. The floor areas calculated are noted as follows:

	Sq M	Sq Ft
Warehouse	482.47	5,193
Total	482.47	5,193

TERMS

The building will be available to let on a full repairing and insuring basis on terms to be agreed, subject to status.

PLANNING

The most recent use of the whole building was for that of storage and manufacturing however, prospective tenants should make their own enquiries in respect of their use of the units to Bath & North East Somerset Council:

Email: council_connect@bathnes.gov.uk

Tel: 01225 394 041

VIEWINGS

Access can be provided for viewings via the agents. Please get in touch via the contact details on page 3.

PRICE

£39,995 per annum exclusive.

RATEABLE VALUE

Rateable value—£38,500 according to the VOA.

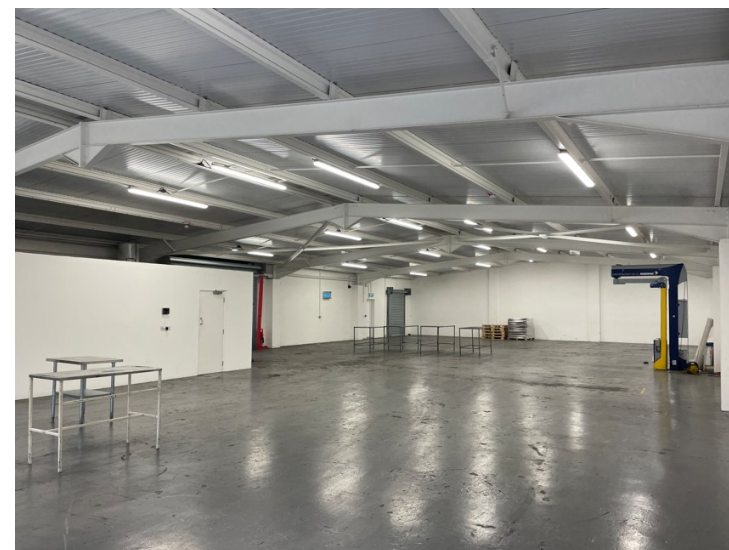
Prospective tenants are advised to make their own enquiries regarding the exact rates payable through the Valuation Office website.

EPC

The property has a rate of 67 C.

VAT

All prices quoted are exclusive of VAT.



SUBJECT TO CONTRACT



For Identification Purposes Only

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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