



Offices at Mardons Close, Midsomer Norton, Radstock, BA3 4NL

Long Leasehold first and second floor shell office building requiring occupiers fit out

Informal Tender OIEO £250,000 (or £125,000 per floor) bids by 9th October 2026

**COOPER
AND
TANNER**

1st & 2nd Floor Offices

Mardons Close

Midsomer Norton

BA3 4NL

Description

The property comprises of first and second floor office suites; constructed to shell only. Within the Community Building at Mardons Close, Midsomer Norton and originally constructed as part of the wider development. It is an ideal opportunity for local or regional businesses seeking office or E Class type uses with potential to sub-divide further into individual co working spaces.

Requiring internal fit out; currently bare block and concrete flooring with no internal fit out or mechanical installations. Lift shaft and communal stairwell.

The property will be sold on a long leasehold. Rights for up to 14 parking spaces for use during working hours Monday to Friday. No external space is included with the property.

Communal access. The internal accommodation arranged as follows, measurements taken from vendor records.

Office Unit	Floor	NIA (sq m)	NIA (sq ft)
Office Unit 1	First	139.1	1,497
Office Unit 2	First	81.4	876
Office Unit 3	First	70.9	763
Office Unit 4	First	61.1	658
Office Unit 5	First	72.6	781
Office Unit 6	Second	139.1	1,497
Office Unit 7	Second	81.1	873
Office Unit 8	Second	71.0	764
Office Unit 9	Second	61.2	659
Office Unit 10	Second	72.6	781
Total NIA:		850.1	9,149
Shared areas	Grd, 1st & 2nd	189.2	2,037

Business Rates

Not currently rated. Will need to be assessed with the VOA.

Tenure

Leasehold – yet to be created; 999 years. Ground rent and service charge to be confirmed. Vacant possession on completion.

Planning Matters

Interested parties should satisfy themselves with regard to historic, existing or potential future planning opportunities. Situated in the area covered by Bath and North East Somerset Council.

Method of Sale

Guide price offers in excess of £250,000 or £125,000 per floor. Available **for sale by Informal Tender**. Conditional and unconditional bids invited and as a whole or in two separate lots. **Best bids invited by 4pm, 9th October 2026**. Tender Form and information available from the selling agent.

Overage & Covenants

A restrictive covenant preventing change of use to residential will be imposed. Offers free from this covenant and incorporating a residential overage may be considered.

Energy Performance

Not currently required. Building in shell state. EPC will be required upon completion and installation of heating etc.

Viewings

Strictly by prior appointment with the selling agent.

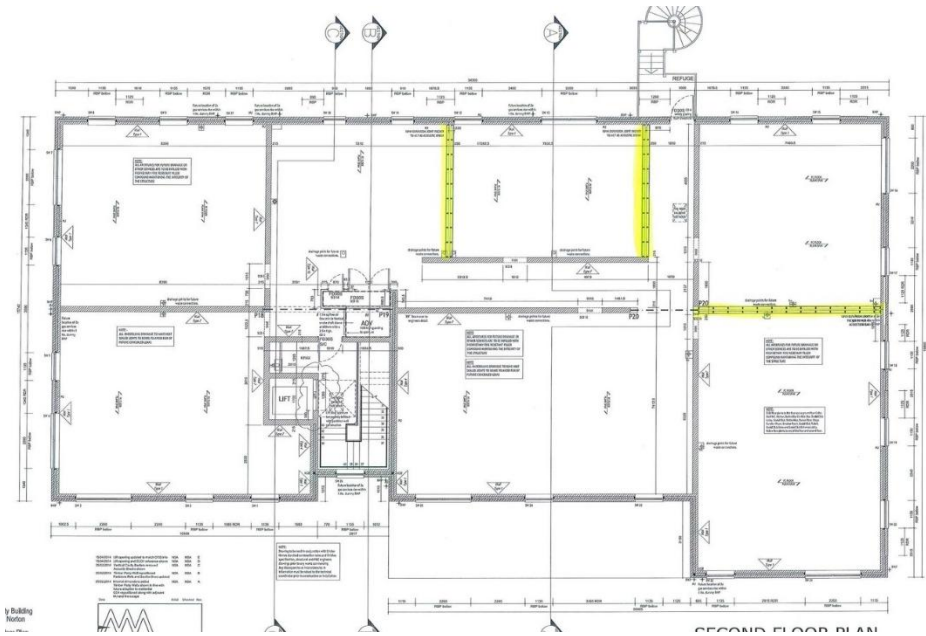
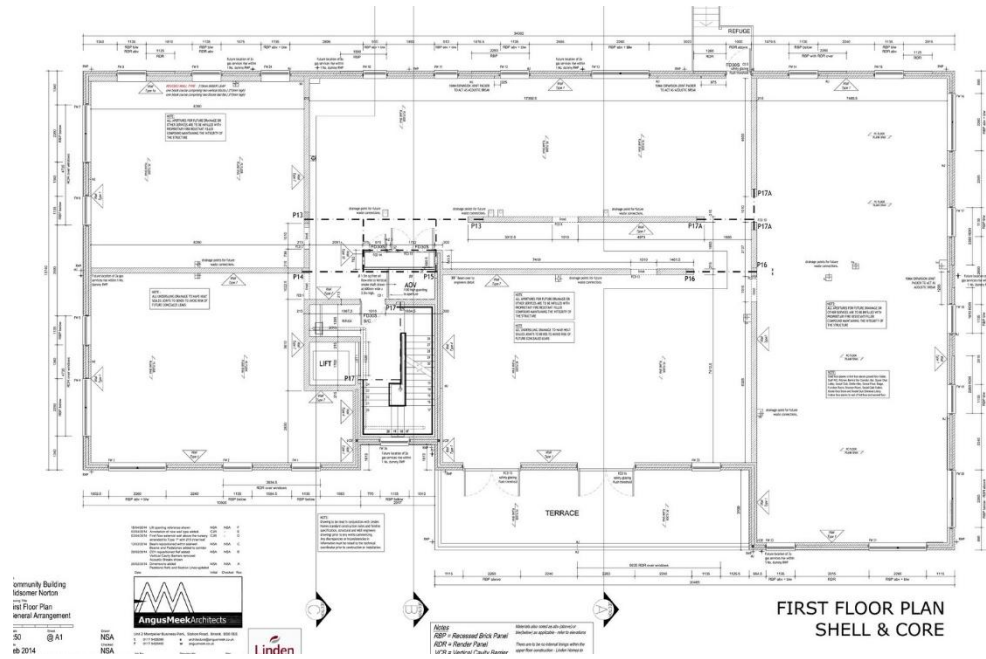
Services

We understand that mains water, electricity and drainage are connected to the building.

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. **August 2026V1.**



Indicative floor layout plans and parking plan



N.B Yellow highlighted walls not constructed

What3Words Location: [///modes.plotter.belong](https://www.what3words.com/#!/modes.plotter.belong)

MIDSOMER NORTON

Westfield

Midsomer
Norton
South

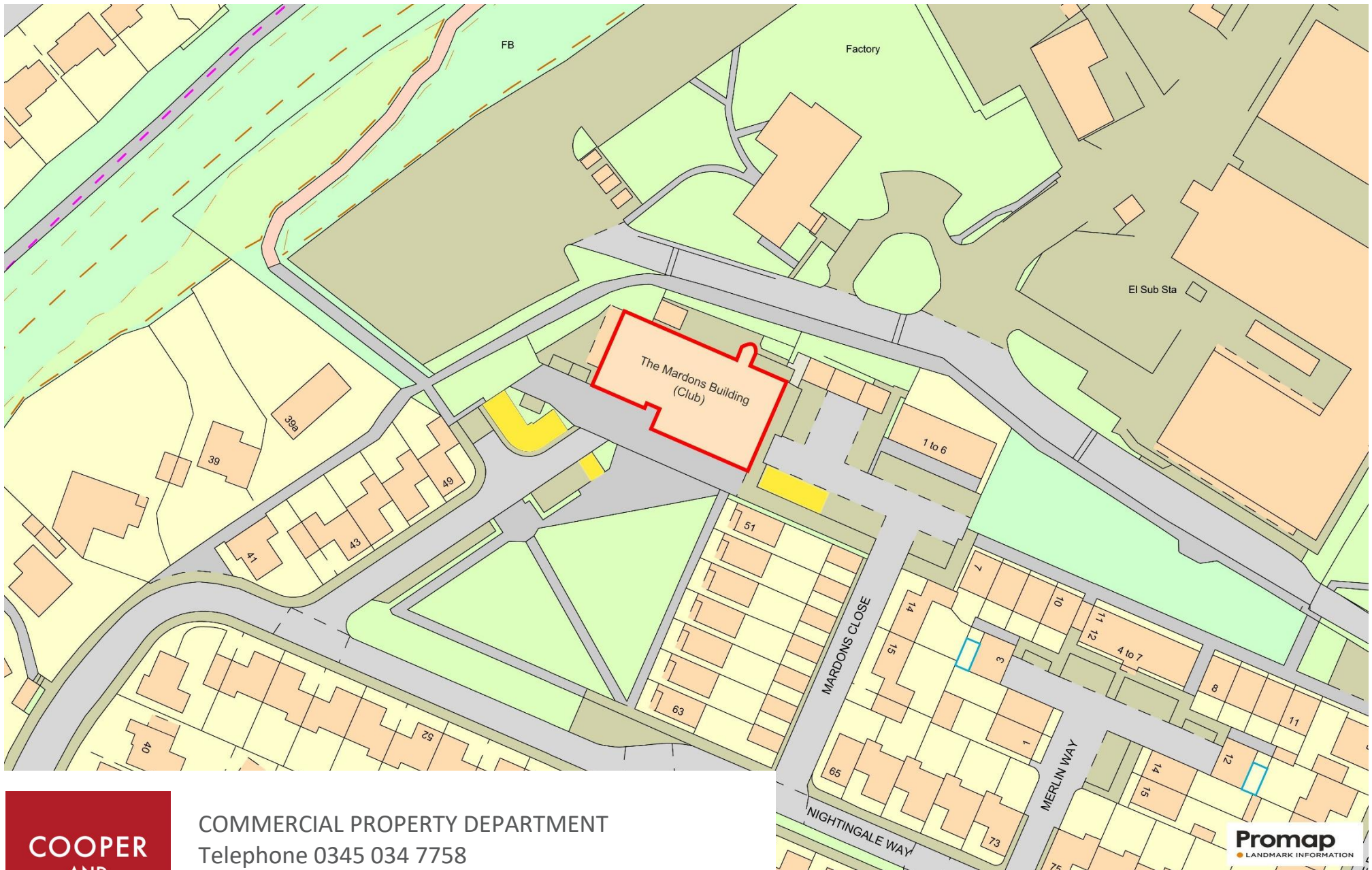
Education Facility

Education Facility

Medical Care

Education

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