



Unit 4B New Rock Industrial Estate
Rock Road
Chilcompton
BA3 4JE

Semi-Detached Industrial / Warehouse
Building
1,581 sq ft (146.85 sq m)

- Located on an established trading estate.
- Rare freehold availability.
- Good yard provision.
- Good access to A37 into Bristol.

LOCATION

The property is located 3 miles south of Midsomer Norton town centre. The nearest major towns are Bath, which is approximately 13 miles to the northeast, Bristol which is approximately 17 miles to the north, Frome which is approximately 11 miles to the southwest, Wells which is approximately 8 miles to the southwest.

DESCRIPTION

Unit 4B is an end-terrace industrial warehouse unit with a portal frame, brick block construction under what we believe to be an asbestos roof.

The building benefits from a front reception/office area, WC and kitchenette. Furthermore, the building has three-phase power and fluorescent strip lighting. It has also been subject to a light refurbishment and has an eaves height of 3.66m.

Externally there is forecourt area with 4 car parking spaces and a generous loading area allowing access to a roller shutter door 3.11m (height) x 3.36m (wide).

QUOTING PRICE

£190,000 exclusive.

ACCOMMODATION

From our on-site check measurements, we have calculated the following gross internal floor areas:

	Sq M	Sq Ft
Ground Floor	146.85	1,581
Total	146.85	1,581

PLANNING

Prospective occupiers 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

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

BUSINESS RATES

Rateable Value: £13,250

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

VAT

All prices quoted are exclusive of VAT.

EPC

EPC Rating — 66 C

SERVICES

We are advised that all mains services are connected and the property has the benefit of three phase electricity. However, prospective occupiers are advised to make their own investigations as to their state and condition.

VIEWINGS

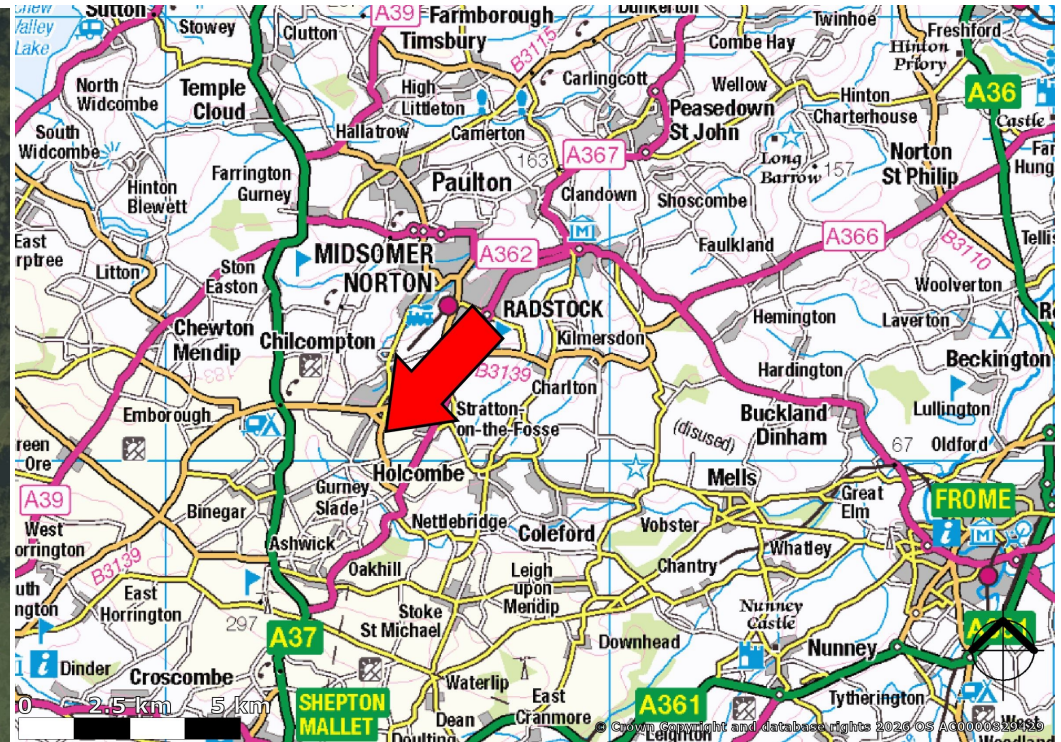
Viewings to be made through the agents, Carter Jonas 0117 922 1222.

TENURE

The freehold property is available to purchase.



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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May 2026

Carter Jonas