



Unit 3
Old Mills Court
Paulton
BS39 7SW

Warehouse and Offices:

1,977 Sq Ft (183.69 Sq M)

- **Constructed in 2021**
- **Established industrial area**
- **Versatile workspace**
- **Good links to Bath and Bristol**

LOCATION

Paulton is a well-connected village near Radstock in Somerset, offering easy access to the A37 and A39, linking to Bath which is less than 10 miles away, Bristol, and the wider South West region. The area benefits from a mix of residential and commercial amenities, with good local services and proximity to major transport routes.

DESCRIPTION

This property which was built in 2021 offers a practical and well-specified space featuring a steel portal frame construction with metal profiled steel cladding and a metal roof incorporating roof lights.

The property benefits from an eaves height of 3.9m and a height to pitch of 6.1m, providing excellent internal clearance. Access is via a roller shutter door, and the unit includes integrated office accommodation and energy-efficient LED lighting throughout.

Externally, there are three dedicated car parking spaces, making this an ideal solution for businesses seeking a functional and accessible industrial facility.

QUOTING PRICE

£19,770 per annum exclusive

SERVICES

We are informed that all mains services are available at the unit. However, any ingoing occupier must satisfy themselves as to the state, condition and capacity of the services.

ACCOMMODATION

Ground Floor	139.87 Sq M	1506 Sq Ft
Mez	43.82 Sq M	472 Sq Ft
Total	183.69 Sq M	1977 Sq Ft

TERMS

The building is available on new full repairing and insuring lease for a term to be agreed.

PLANNING

The most recent use of the units was for that of storage with offices however, prospective tenants should make their own enquiries in respect of their use of the buildings to Bath & North East Somerset Council

Tel: 01225 394 041

Email: council_connect@bathnes.gov.uk

LEGAL COSTS

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

BUSINESS RATES

Interested parties are advised to make their own enquiries with regards to the exact rates payable.

The Rateable Value states: £16,750

Please refer to: [Valuation Office Agency - GOV.UK](https://www.gov.uk/government/organisations/valuation-office-agency)

VAT

All figures shown are exclusive of VAT, if applicable.

EPC

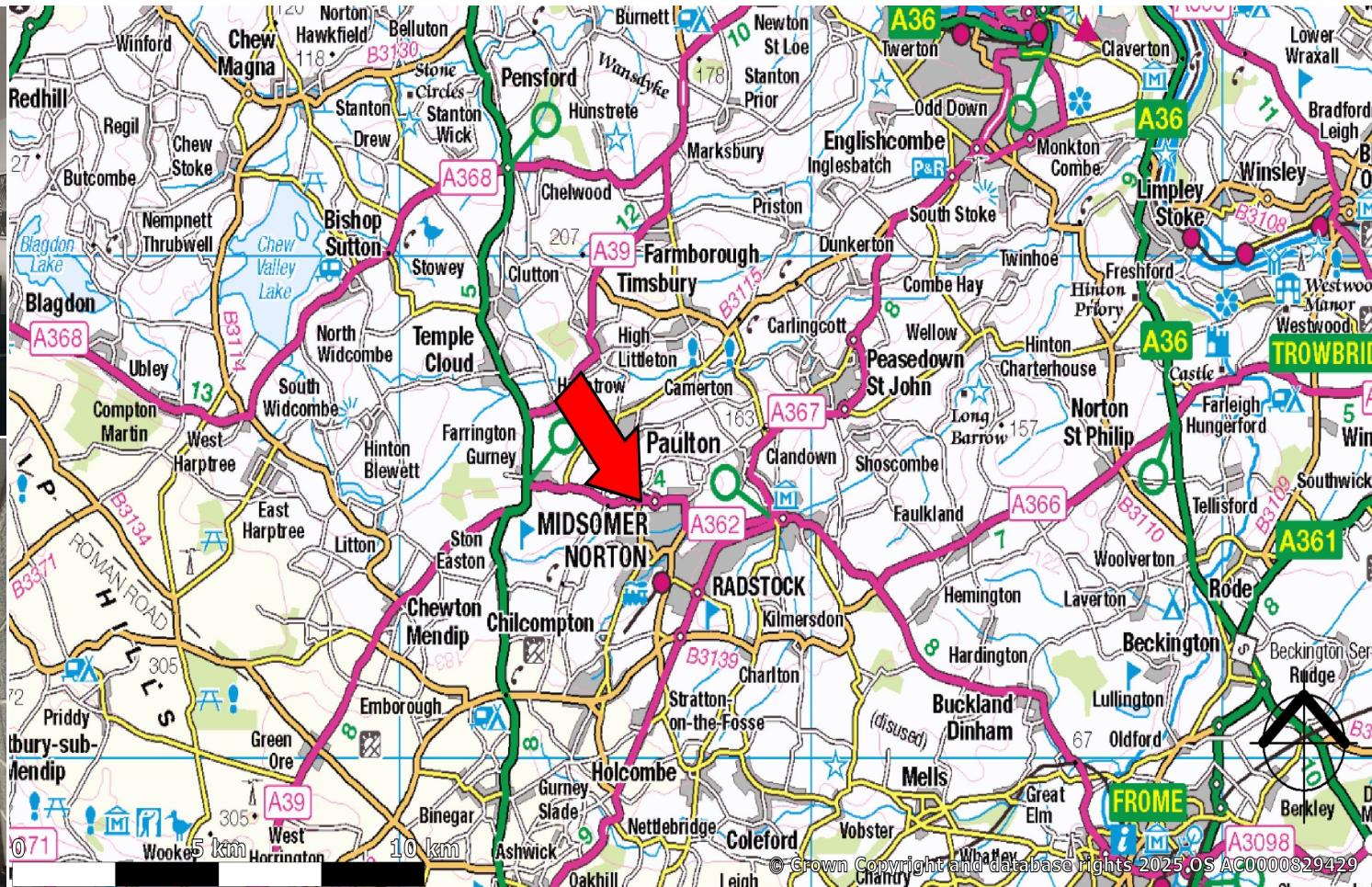
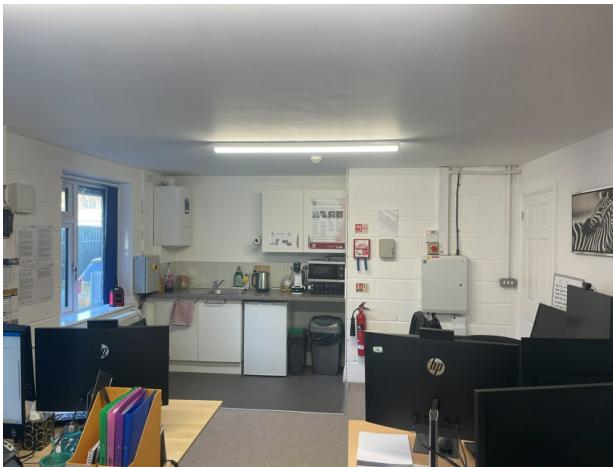
The building has an Energy Performance Certificate rating is Band 28 B.

VIEWINGS

Access can be provided for viewings via Carter Jonas.



SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Ed Cawse MRICS

0117 922 1222 | 07425 632476

Ed.cawse@carterjonas.co.uk

Alison Williams MRICS

0117 922 1222 | 07917041109

Alison.williams@carterjonas.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations, warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

November 2025

Carter Jonas