



**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

VAT

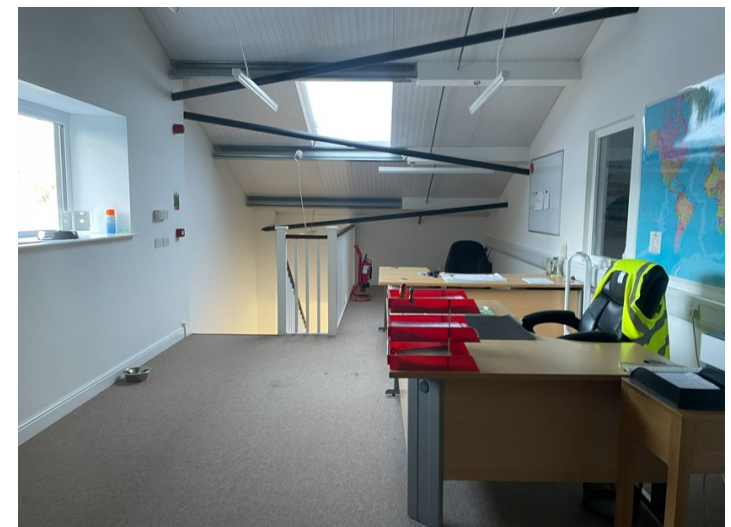
All figures shown are exclusive of VAT, if applicable.

EPC

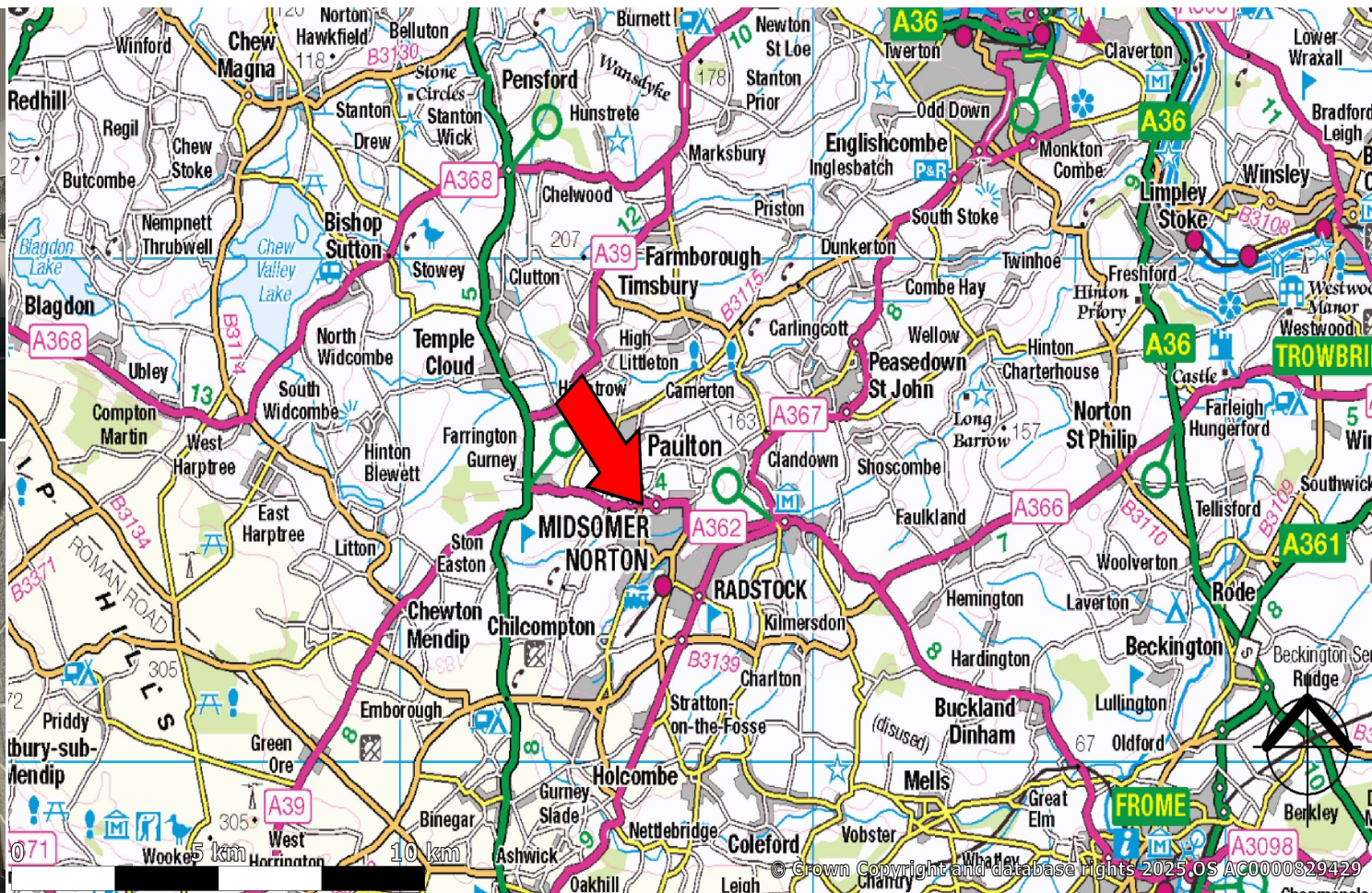
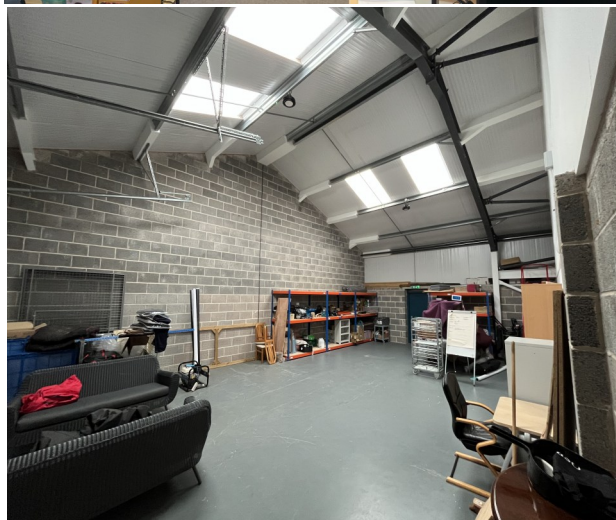
The building has an Energy Performance Certificate rating is Band 28 B.

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

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IMPORTANT INFORMATION

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November 2025

Carter Jonas