

TO LET

Carter Jonas



**Units 3
The Old Quarry
Wells Road
Emborough
Radstock
BA3 4SD**

Warehouse /Industrial

26,103 Sq Ft (2,425 Sq M)

- **Rare Leasehold Opportunity**
- **7.8m Eaves and 10.1 Pitch**
- **Additional Yard Space Available**
- **0.3 miles from the A37**

LOCATION

The property is well located in Emborough, accessed via the B3139 and within 0.3 miles of the A37. The A37 provides access to Bristol in the north, along with Shepton Mallet and Evercreech in the south. Bath is situated to the north east of the property and the M5 Motorway is easily accessed to the west of the property.

DESCRIPTION

The property is of modern steel portal frame construction, with a profile steel roof, along with steel elevations.

Internally the building presents well and benefits from an eaves heights of 7.8m and a height to pitch of 10.1m respectively.

The property further benefits from a part concrete/ compressed hardcore yard to the front and side of the building. Further yard space is available to let on the wider estate.

Rent

Price on Application.

TERMS

The property is available to let on a full repairing and insuring lease on terms to be agreed.

VAT

All figures are exclusive of VAT, if applicable.

SERVICES

Prospective occupiers are advised to make their own investigations as to their state and condition.

ACCOMMODATION

The premises extend to the following approximate Gross Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

	Sq M	Sq Ft
Unit 3 Warehouse	2,425	26,103
Total	2,425	26,103

PLANNING

It is believed the property has B8 consent. Applicants are advised to make their own enquiries with the Local Planning Authority, Somerset Council, regarding their intended use:

Tel: 01749 341 588

Email: planningeast@somerset.gov.uk

EPC

An EPC has been commissioned. Please apply to the agents for detail.

BUSINESS RATES

Interested parties should make their own enquiries as to the exact rates payable.

VIEWINGS

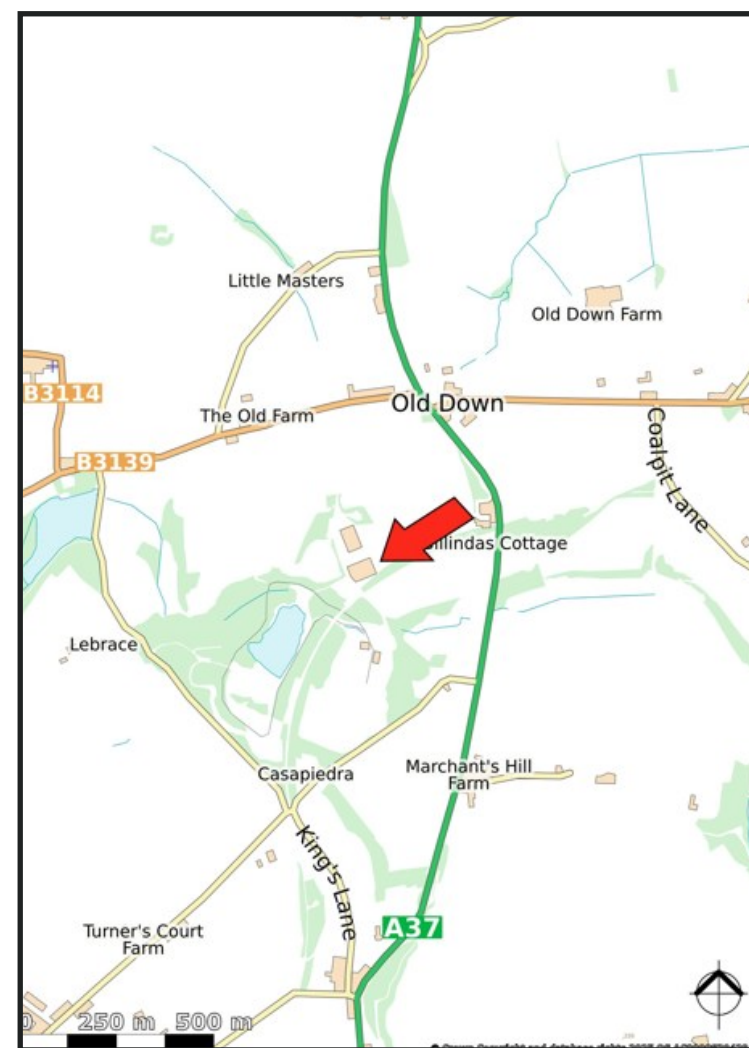
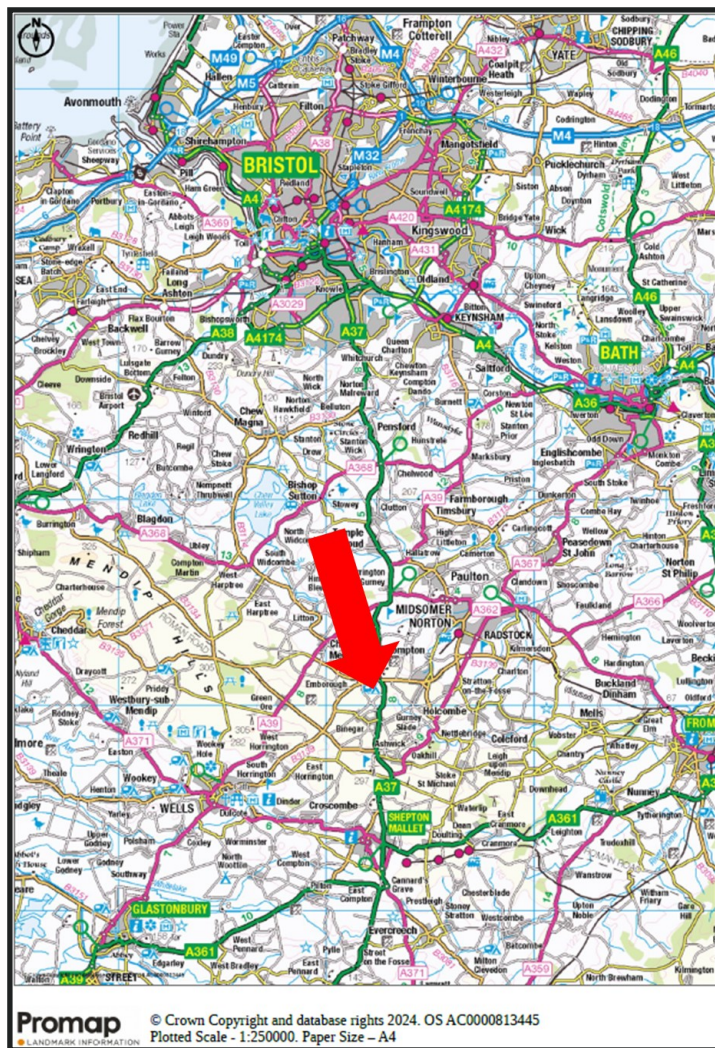
All viewings should be made through the sole agents Carter Jonas 0117 922 1222.

LEGAL

Each party is to be responsible for their own legal fees.



SUBJECT TO CONTRACT



For Illustration Purposes

FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

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

Alison Willimas

0117 922 1222 | 07917 041109

alison.williams@carterjonas.co.uk

Ed Cawse

0117 922 1222 | 07425 632 476

ed.cawse@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. October 2025.

Carter Jonas