

# 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](mailto: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

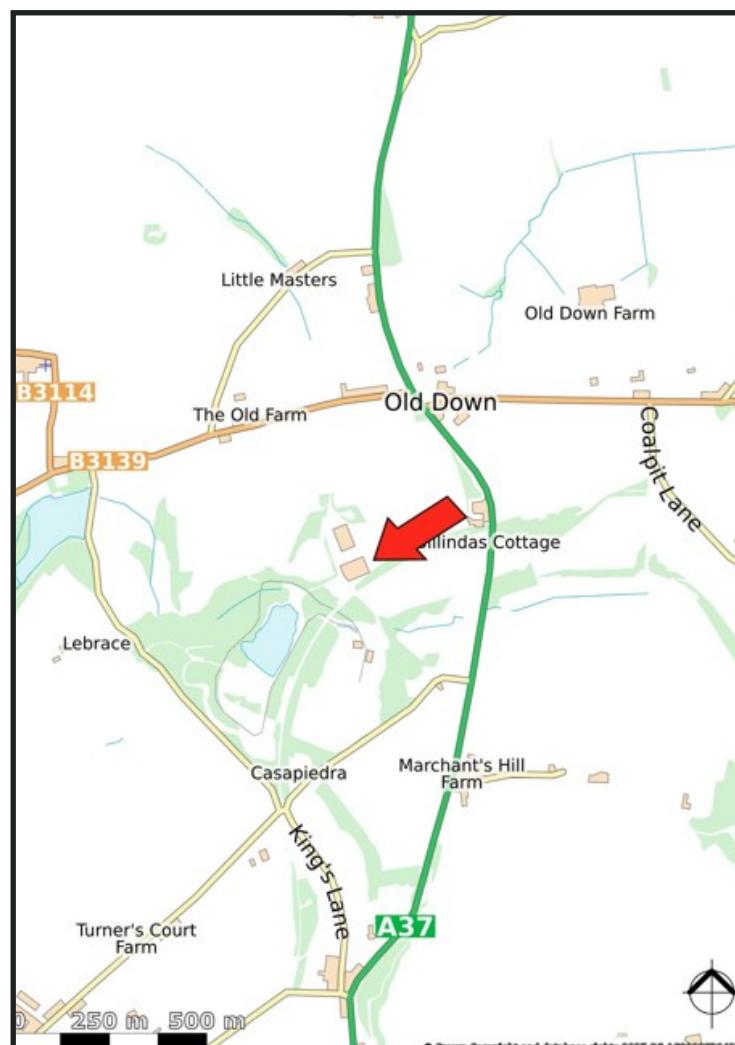
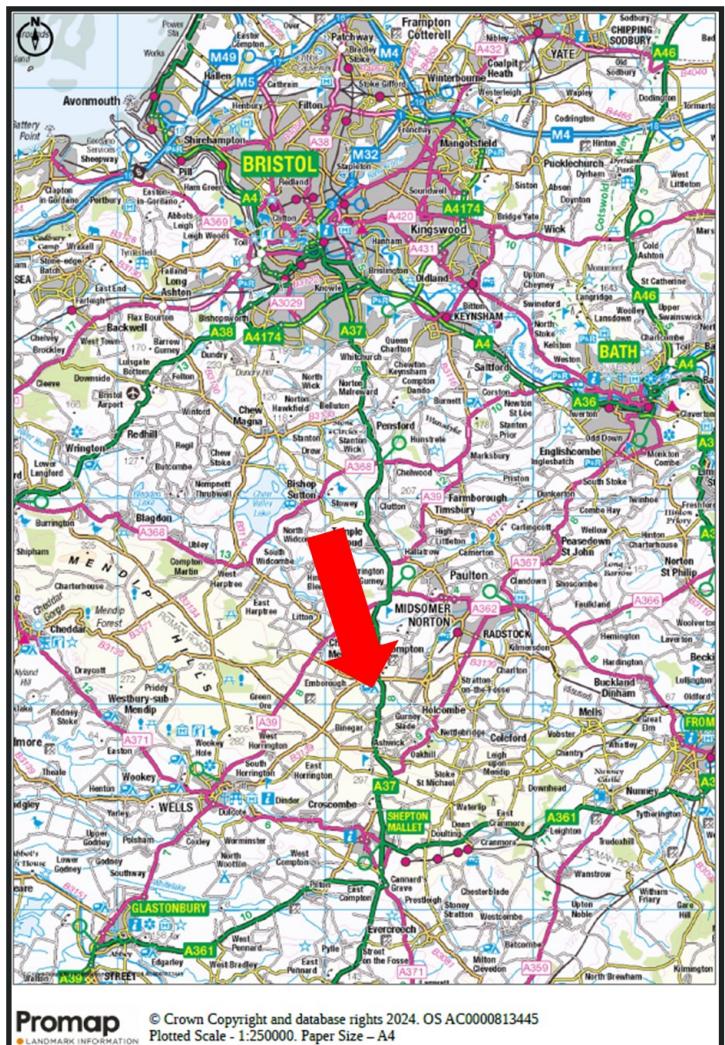
All viewings should be made through the sole agents Carter Jonas 0117 922 1222.

## 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**

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## IMPORTANT INFORMATION

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**Carter Jonas**