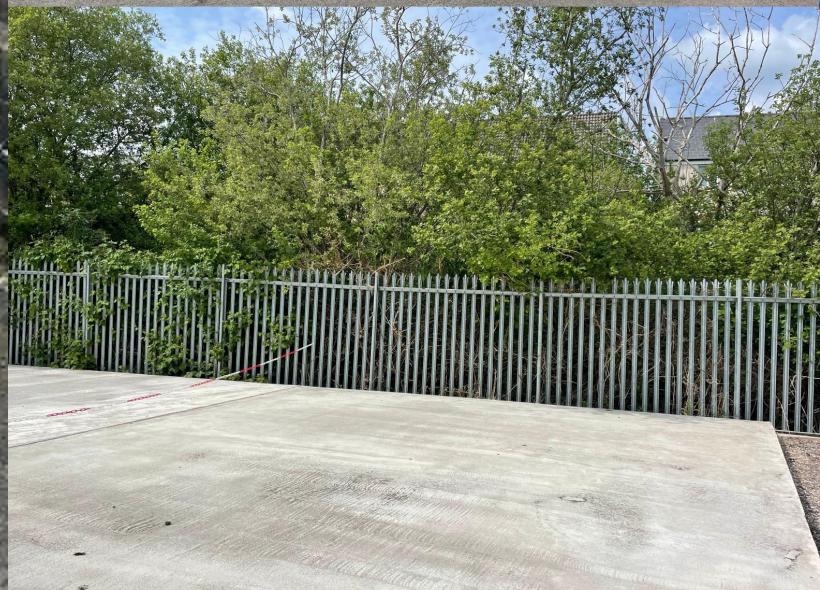


# TO LET

# Carter Jonas



**Unit 42**  
**First Avenue**  
**Westfield Industrial Estate**  
**Radstock**  
**BA3 4XE**

**Workshop Unit with Yard and Garage**

**Approximately 715 Sq Ft (66.39 Sq M)**

- **Mid terrace industrial/workshop unit + Garage.**
- **Concrete yard area.**
- **Parking allocation.**
- **Situated in a well-established industrial area.**

## LOCATION

The merged towns of Radstock and Midsomer Norton have a population of c.19,000 and are located 11 miles south west of the Georgian city of Bath, 14 miles south east of Bristol and 8 miles north west of Frome. The principal route of access is the A37 trunk road which runs north to south between Bristol and Yeovil.

Westfield Trading Estate is the principal employment area within Radstock / Midsomer Norton with occupiers including Dickies, Screwfix and Buildbase, together with a variety of local covenants.

## DESCRIPTION

This unit offers versatile accommodation that can be adapted for light industrial or used as office / studio accommodation and storage.

The property is a single storey, mid terrace unit with brick elevations beneath a new metal roof. A personnel and roller shutter door is situated to the front of the unit. Internally the property currently provides good quality warehouse/ workshop accommodation. Internally the building benefits from a WC and three phase power.

Externally there is parking to the front, enough for 4 cars.

There is a newly cladded garage opposite which comes with the premises good for storage or materials along with a newly concrete surfaced yard.

## SERVICES

Prospective tenants are advised to make their own investigations as to the availability, capacity, state and condition of services.

## ACCOMMODATION

The property has been measured on a gross internal area basis. The floor areas calculated are noted as follows:

	Sq M	Sq Ft
Ground Floor Area	66.39	715
<b>Total</b>	<b>66.39</b>	<b>715</b>

## TERMS

The building will be available to let on full repairing and insuring basis on terms to be agreed, subject to status.

## BUSINESS RATES

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

## PLANNING

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](mailto:council_connect@bathnes.gov.uk)

## EPC

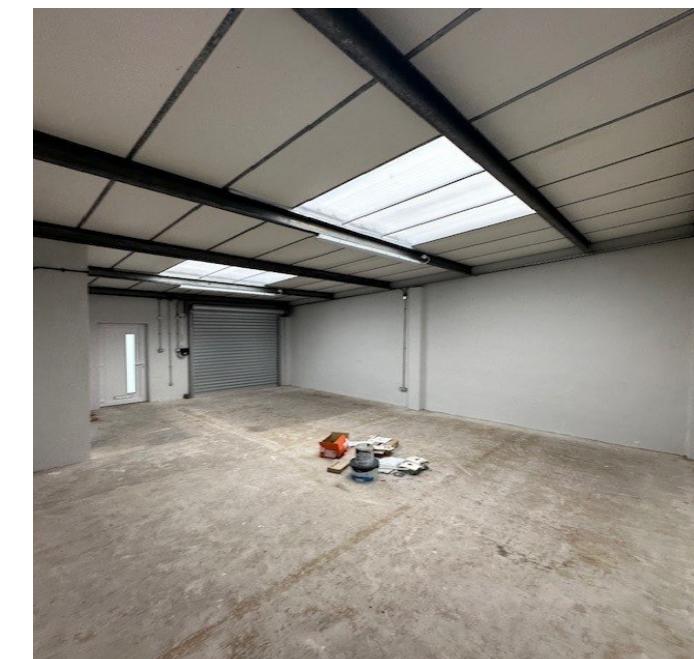
An EPC certificate has been commissioned and a certificate is awaited.

## RENT

£8,950 per annum, exclusive.

## VIEWINGS

Viewings can be made available by prior appointment with the sole agents Carter Jonas, 0117 922 1222.



**SUBJECT TO CONTRACT**

## WESTFIELD INDUSTRIAL ESTATE

FOR ILLUSTRATIVE PURPOSES ONLY



For Identification Purposes Only

## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)  
St Catherine's Court, Berkeley Place, Clifton, Bristol, BS8 1BQ

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## IMPORTANT INFORMATION

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**Carter Jonas**