



Unit 1A
Charlton Business Park
Westfield Industrial Estate
BA3 4BE

Industrial Open Plan Office Unit:
3,588 Sq Ft (333.34 Sq M)

- **Semi-Detached building with versatile accommodation**
- **Well presented office space**
- **Good yard area**
- **Situated in a well established employment area**

LOCATION

The merged towns of Radstock and Midsomer Norton 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 Screwfix, Howdens and Buildbase, together with a variety of local and regional businesses.

DESCRIPTION

Modern industrial units with metal cladding elevations at the front and reconstituted stone & rendered elevations to the side and rear beneath a pitched roof. The property is arranged over a ground floor office space with mezzanine.

The property presents quality internal specification and is fitted for use by the current occupier with the ground floor providing a well presented offices and meeting rooms The mezzanine provides additional storage space.

The office areas offer an excellent specification to provide gas fired central heating and cooling systems, carpets, suspended ceilings, LED Lighting, double glazed windows.

Externally there is a car park/ yard to the front.

ACCOMMODATION

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

	Sq M	Sq Ft
Office	210.42	2,265
Mezzanine	122.92	1,323
Total	333.34	3,588

TERMS

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

PLANNING

The most recent use of the whole building was for that of workshops, with offices and laboratory space however, prospective tenants should make their own enquiries in respect of their use of the units to Bath & North East Somerset Council:

Email: council_connect@bathnes.gov.uk

Tel: 01225 394 041

SERVICES

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

PRICE

Price on Application

RATEABLE VALUE

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

EPC

The premises has an EPC rating of 53 I C.

VAT

All prices quoted are exclusive of VAT, is applicable.

VIEWINGS

Access can be provided for viewings via the agents. Please get in touch via the contact details on page 4.

ANTI MONEY LAUNDERING

In line with statutory requirements prospective buyers will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

SUBJECT TO CONTRACT





FOR ILLUSTRATIVE PURPOSES ONLY



For Identification Purposes Only

FURTHER INFORMATION

Should you require further information please contact:

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