

To Let

Carter Jonas



Unit 2D
Newbury Works
Coleford, Somerset
BA3 5RX

Industrial Unit
Approximately 3,187 Sq Ft (296 Sq M)

- Established commercial location
- Good access to Frome, Radstock, Midsomer Norton and Bath.
- Good loading to front.
- Level site
- Services available

LOCATION

The unit is located on an established secure industrial site with good access to Frome, Radstock and Shepton Mallet.

DESCRIPTION

The property comprises an industrial/warehouse unit arranged to provide predominantly open-plan accommodation with roller shutter access. The accommodation offers flexible space capable of accommodating a variety of industrial, storage, workshop and business uses.

Externally there are good hardstanding areas providing valuable loading, parking with potential for external storage.

TENURE

Available to let on flexible lease terms.

ACCOMMODATION

	Sq Ft	Sq M
Ground Floor	3,187	296
Total	3,187	296

PLANNING

The most recent use of the site being storage.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

BUSINESS RATES

Prospective tenants should make their own enquiries regarding the rates payable.

QUOTING RENT

£18,750 per annum exclusive.

VAT

All figures quoted are exclusive of VAT.

SERVICE CHARGE

Service charge & Insurance are payable in respect of the common parts and any shared facilities. Further details, together with the current budget, are available from the agents upon request.

SERVICES

Prospective tenants to make their own enquiries regarding the availability capacity and condition of services.

EPC

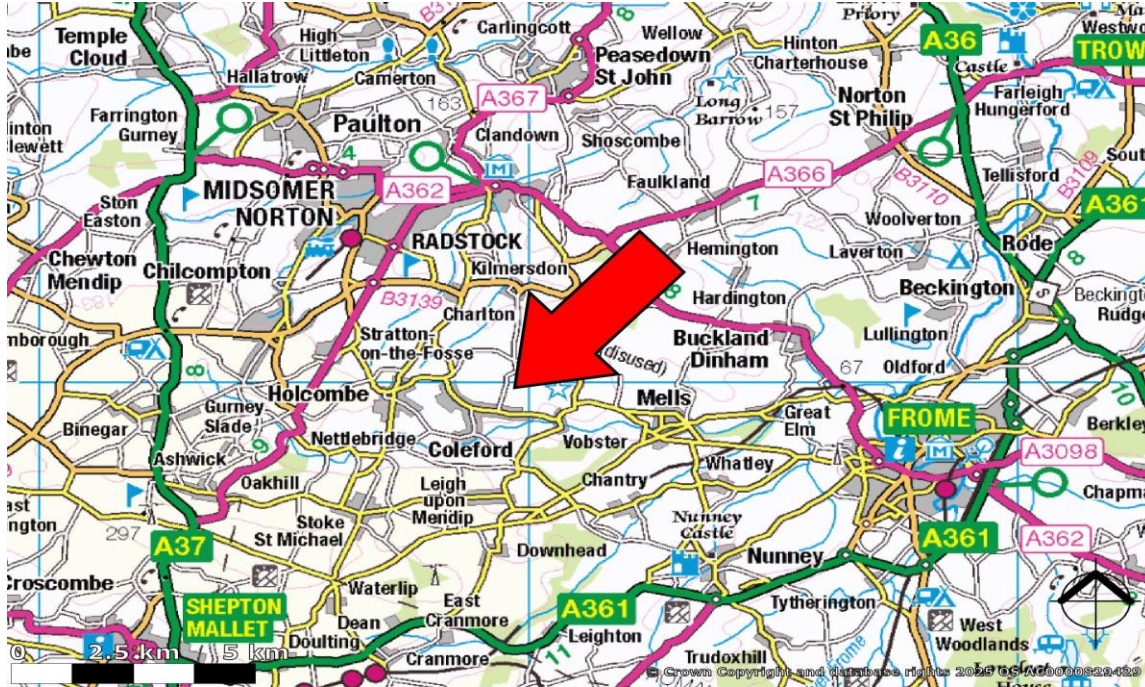
An EPC has been requested and the certificate is awaited.

AML / SANCTIONS CHECKS

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

VIEWINGS

Viewings to be made through the agents, Carter Jonas 0117 922 1222.



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IMPORTANT INFORMATION

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OCTOBER 2026

SUBJECT TO CONTRACT