

**TO LET**

**Carter Jonas**



**Unit G5**  
**Second Avenue**  
**Westfield Industrial Estate**  
**Radstock**  
**BA3 4BH**

**Industrial Unit**

**Approximately 93.57 Sq M (1,007 Sq Ft)**

- **End terrace industrial unit**
- **7/8 car parking spaces**
- **Modern internal finish**
- **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 in its current format as office / studio accommodation.

The property is a single storey end of terrace unit with brick elevations beneath a pitched roof. A personnel door is situated to the front and side elevations of the unit. Internally the property currently provides good quality office / storage accommodation.

Externally there is parking to the front and side plus a grass verge.

Specification:

- WC's
- Kitchen
- Air conditioning
- Air sourced heat pumps
- Potential for loading door to be installed.

## SERVICES

Prospective occupiers 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	93.57	1,007
<b>Total</b>	<b>93.57</b>	<b>1,007</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

Rateable Value £9,800. Small Business rates relief should be applicable to this building, which will mean that no rates will be payable however, prospective tenants are advised to make their own enquiries regarding the exact rates payable through the Valuation Office website.

## PLANNING

The most recent use of the units was for that of offices / storage space however, 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 certificate is awaited.

## VAT

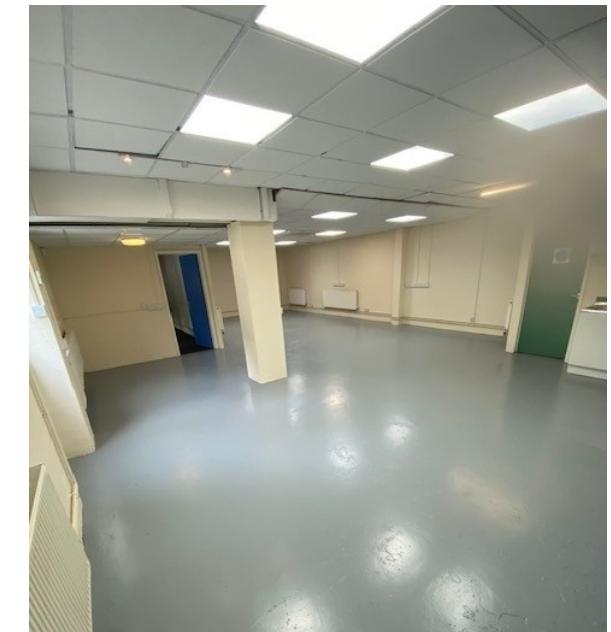
All prices quoted are exclusive of VAT.

## RENT

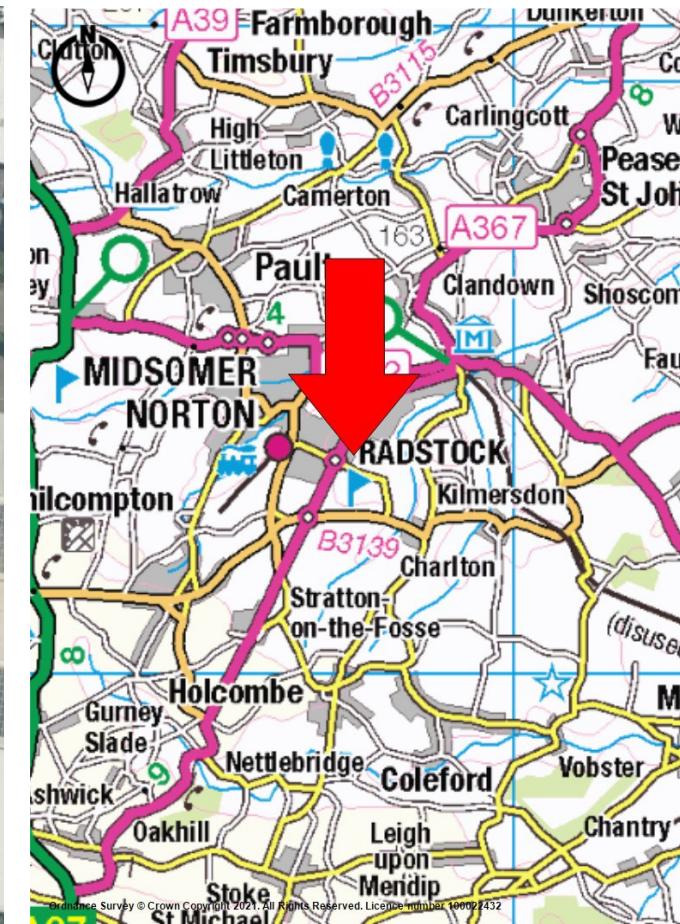
Price on Application.

## VIEWINGS

Access can be provided for viewings via the instructed agents who are Carter Jonas.



**SUBJECT TO CONTRACT**



**For Identification Purposes Only**

## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)  
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