



**22 Coombend
Radstock
BA3 3AN**

Warehouse Unit with Offices and Yard
Approximately 7,545 Sq Ft (701.0 Sq M)

- Open warehouse space
- Well presented office accommodation
- Large secure yard

LOCATION

Coombend is located to the east of Radstock town centre. Radstock is approximately 9 miles (14km) south west of Bath along the A367, and 8 miles (13km) north west of Frome along the A362. Coombend is situated a short walk from Mill Road in an established industrial area providing secondary stock generally to local industrial occupiers. The estate is accessed from the A362 which provides strong connectivity to local villages and towns.

DESCRIPTION

Unit 22 comprises of a steel portal frame construction with brick block elevations with a pitched roof which incorporates roof lights. The premises has a loading door (2.69m x 5.60m) which gives access to a large secure flat concrete yard area. The building benefits from well presented offices at one end, WC's and a kitchen area.

SERVICES

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

EPC

Please enquire with the agents.

ACCOMMODATION

The premises have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice and extend to:

	Sq M	Sq Ft
Ground Floor	437.9	4,714
First & Second Floor Office	263.1	2,831
Overall Total	701.0	7,545

TERMS

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

RENT

£41,000 per annum exclusive.

PLANNING

The property is to be used for Class E (B1c), B2 and B8 purposes.

Prospective tenants should make their own enquiries in respect of their use of the buildings to Bath & North East Somerset Council on:

T: 01225 394 041

E: council_connect@bathnes.gov.uk

LEGAL COSTS

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

BUSINESS RATES

According to the Valuation Office website, the property has a Rateable Value of £37,250 and is described as a workshop & premises.

Small business rates relief may apply, prospective tenants are advised to make their own enquiries regarding the exact rates payable.

VAT

VAT is not elected.

VIEWINGS

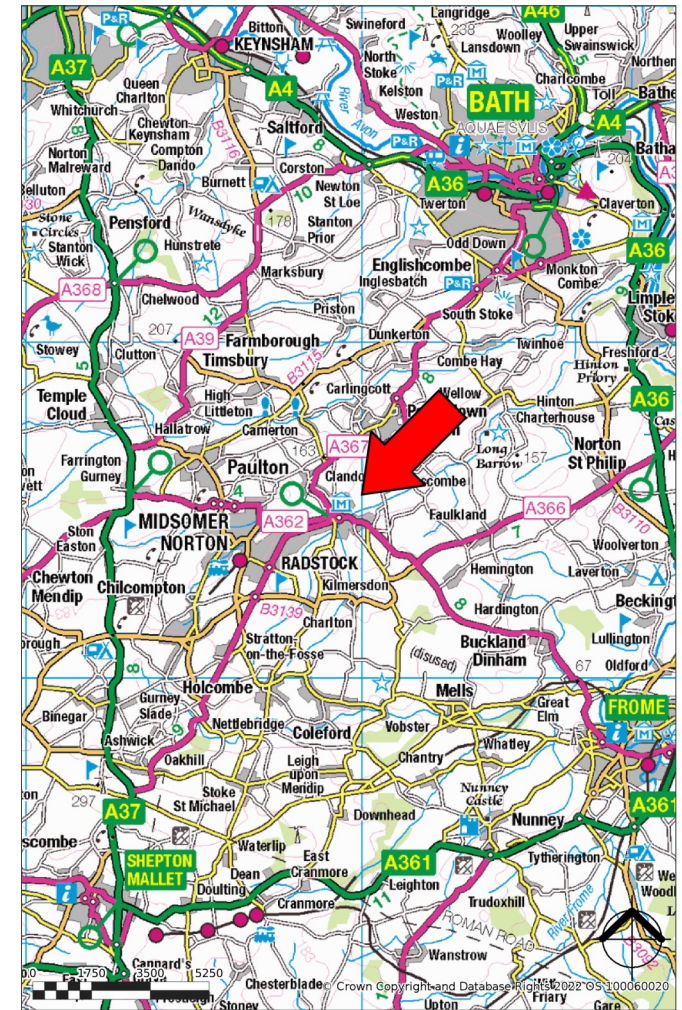
Access can be provided for viewings via the appointed agents from Carter Jonas.



SUBJECT TO CONTRACT



FOR IDENTIFICATION PURPOSES ONLY



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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Carter Jonas