

# Unit 27 & 28, Midsomer Enterprise Park

Radstock Road  
Midsomer Norton  
Radstock  
BA3 2BB



## WAREHOUSE / INDUSTRIAL / TRADE COUNTER

2,866 – 5,739 sq ft  
(266.20 – 533.09 sq m)

- End / mid terrace units available individually or combined.
- Ground & first floor office, WC and kitchenette.
- 6.22m eaves height.
- 2 level access loading doors (1 per unit) measuring 2.9m in width and 4m in height.
- Dedicated front loading and demised car parking.
- Located off the A362, the main arterial route from Radstock to Midsomer Norton, providing direct access to the A37.
- Strong mix of local and national occupiers including Wolseley, Euro Car Parts, Templegate Electrical, Hydair and Round Hill Coffee Roasters.



## CONTACT US

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Floors 13 & 14 Clifton Heights  
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# Unit 27 & 28, Midsomer Enterprise Park



## PROPERTY OVERVIEW

- End / mid terrace units available individually or combined.
- Ground & first floor office, WC and kitchenette.
- 6.22m eaves height.
- 2 level access loading doors (1 per unit) measuring 2.9m in width and 4m in height.
- Dedicated front loading and demised parking.
- Steel portal frame construction with steel profile clad elevations.
- Double skin, insulated steel profile roof coverings; incorporating 10% translucent roof lights.

## ENERGY PERFORMANCE CERTIFICATE

The property has been given an Energy Performance Certificate (EPC) of D (82).

A full EPC is available upon request.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

UNIT 27	SQ FT	SQ M
Ground Floor	1,576	146.37
First Floor	1,290	119.83
<b>Total</b>	<b>2,866</b>	<b>266.20</b>
UNIT 28	SQ FT	SQ M
Ground Floor	1,616	150.15
First Floor	1,257	116.74
<b>Total</b>	<b>2,873</b>	<b>266.89</b>
<b>TOTAL Unit 27 &amp; 28</b>	<b>5,739</b>	<b>533.09</b>

## SERVICES

We understand that mains services are provided to the property include, water, drainage, 3 phase electricity and gas (to unit 28 only).

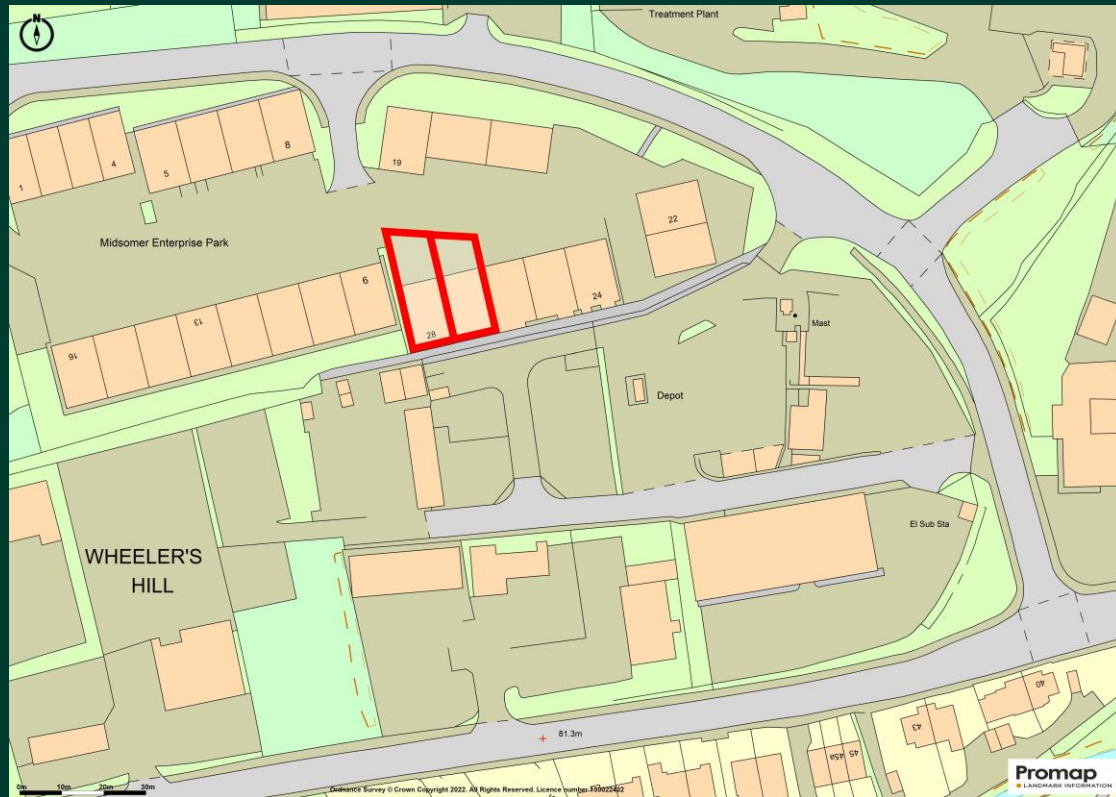
Industrial | For Lease

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FURTHER INFORMATION



# Unit 27 & 28, Midsomer Enterprise Park

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## FURTHER INFORMATION

### PLANNING

We anticipate the property is suitable for Class B 1 / E (g) Light Industrial, B2 General Industrial and Class B8 Storage and Distribution uses, subject to any necessary planning consent.

Interested parties are advised to make their own enquiries with the local planning authority in respect of the current permitted use and their proposed use.

### RATEABLE VALUE

The property is listed in the Valuation List 2017 as Warehouse and Premises, with a Rateable Value of: Unit 27 - £10,250, Unit 28 - £10,000.

As at 1<sup>st</sup> April 2023 the rateable values will be as follows:

- Unit 27: £17,500
- Unit 28: £17,000

Prospective occupiers are advised to make their own enquiries of the Local Authority in relation to the revaluation and any applicable transition relief benefits.

### TENURE

The property is available by way of a new Full Repairing and Insuring (FRI) Lease, for a term of years to be agreed, subject to status.

### RENT

Available Upon Application.

### VAT

All figure are quoted exclusive of VAT which will be charged at the prevailing rate.

### LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

### ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

### ESTATE SERVICE CHARGE

An Estate Service Charge and Building Insurance will be payable, towards the management and maintenance of common parts.

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## LOCATION BA3 2BB

### SITUATION

- Established industrial estate.
- Located off the A362, the main arterial route from Radstock to Midsomer Norton, providing direct access to the A37.
- Strong mix of local and national occupiers including Wolseley, Euro Car Parts, Templegate Electrical, Hydair and Round Hill Coffee Roasters.

### TRAVEL DISTANCES

- Radstock – 1.1 miles (1.7 km)
- Midsomer Norton 1.1 miles (1.8 km)
- A37 – 3.6 miles (5.8 km)
- Bath – 10.7 miles (17.2 km)
- Bristol – 16 miles (25.7 km)

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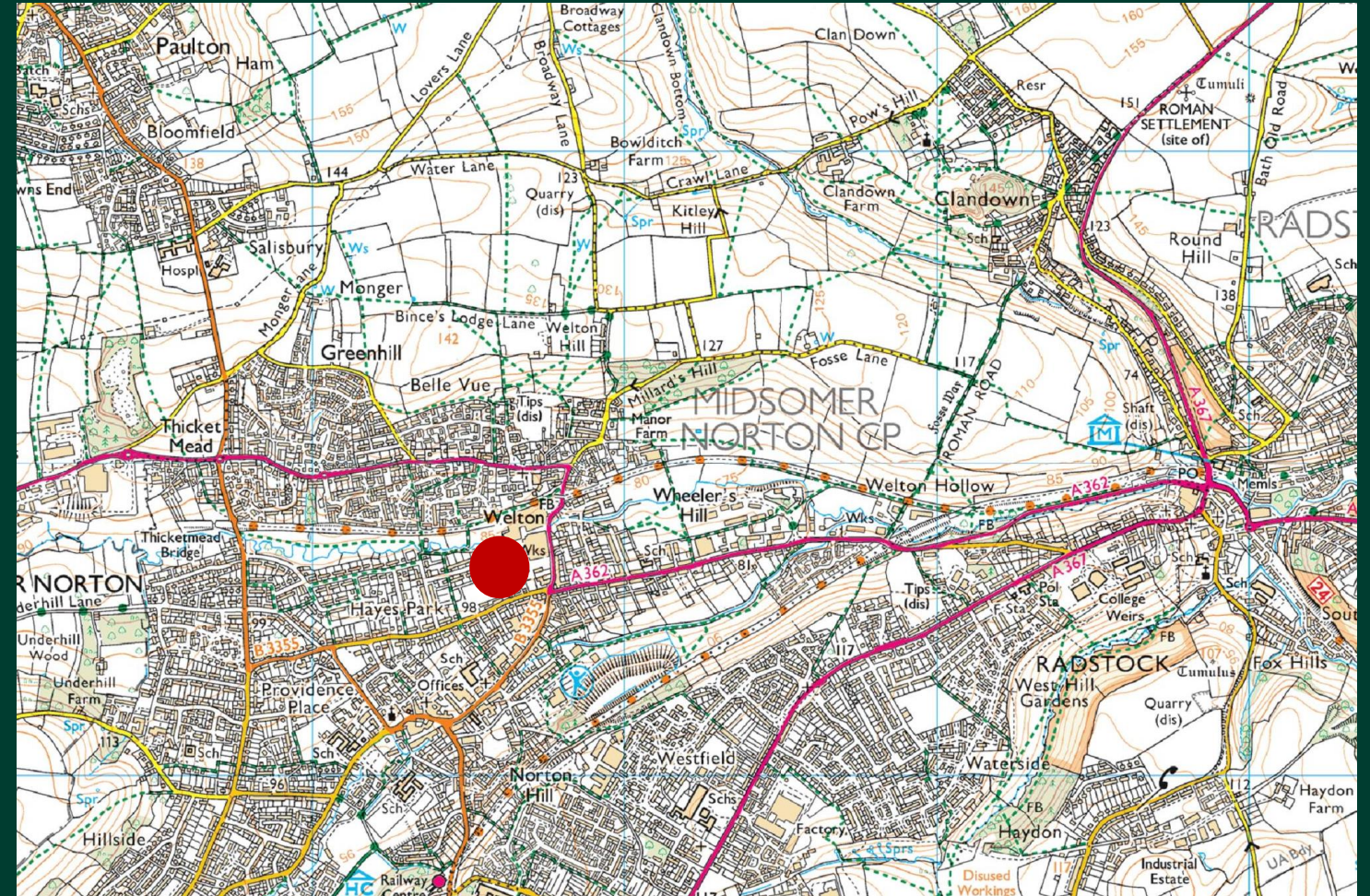
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