

MODERN WORKSHOP/WAREHOUSE UNIT

APPROX 144.05 sq m (1,555 sq ft)

TO LET



UNIT 13 MIDSOMER ENTERPRISE PARK

MIDSOMER NORTON

- **Modern accommodation with good access**
- **Parking and forecourt**
- **Managed estate**
- **Lease for 2 or more years**

www.derekwalker.com

SITUATION: The property is situated approximately nine miles south west of Bath and twelve miles south of Bristol in Midsomer Enterprise Park, just north of the A362 main road between Radstock and Midsomer Norton. The well established and successful estate benefits from good road communications, a pleasant semi rural environment and easy access to the towns of Radstock and Midsomer Norton with their ready pool of labour.

DESCRIPTION: A single storey inner terrace unit set back from the estate road behind a forecourt and parking area. The building is constructed with modern steel frame and walls of profiled plastic coated steel above cavity brickwork with block inner lining under a profiled plastic coated steel roof with parapet gutters. A sectional up and over door approx 4 metres high by 2.86m wide gives excellent access.

ACCOMMODATION: Ground floor approx 9.83 m by 14.70 m gross internal dimensions including reception office approx 2.96 m by 3.48 m, kitchenette and WC. There is some additional first floor storage space.
The accommodation is fitted with fan assisted radiators from a gas fired boiler and has a suspended ceiling with recessed strip lighting and ventilation.

TERMS: The property is to let on new full repairing and insuring lease for two or more years. Rent on application.

SERVICES: All mains services are available including three phase electricity supply.

RATES: Rateable Value £9,600. Rates payable 2010/2011 amount to £3,974.40. Small business rates relief may apply.

LEGAL COSTS: The tenant will be responsible for the landlord's reasonable costs of lease.

VIEWING: For further information and an appointment to view please contact the Derek Walker:

01225 448944

gwalker@derekwalker.co.uk

PROPERTY MISDESCRIPTIONS ACT 1991:

We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability.

Those wishing to inspect are advised to check availability in advance, particularly if travelling from a distance.