

1 MIDSOMER ENTERPRISE PARK
MIDSOMER NORTON, SOMERSET



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TO LET

**MODERN WORKSHOP/
WAREHOUSE UNIT**

1,160 SQ FT

- LOCATION :** 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 pool of labour.
- DESCRIPTION :** A single storey end-terrace unit with forecourt and parking area in front. The building is constructed with modern steel frame and walls of profiled plastic coated steel above cavity blockwork with block inner lining under a profiled plastic coated steel roof. A sectional up and over door approx. 4m high x 2.86m gives excellent access.
- AMENITIES :** W.C. and meter cupboard, 3 parking spaces and 1 lorry space. 3 phase power, mains gas
- TERMS :** This unit is offered either by way of a new full repairing and insuring lease for a term of 3 years or more.
- RENT :** £7,500 per annum exclusive of Vat, rates, building insurance, service charges
- RATES :** Rateable value £6,300 Rate in the £ : 48.1 p (2008/09).
- LEGAL :
COSTS** The ingoing tenant is to be responsible for both parties' proper legal costs incurred in drawing up any lease/licence and for the provision of financial references
- VIEWING :** Strictly by prior appointment with the Agents:
Derek Walker, 6 Gay Street, Bath, BA1 2PH
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