



#### TO LET

Trade Counter/Warehouse Units  
2933 to 6156 sq ft  
(272.50 to 571.94 sq m)

- Modern Business Centre on Main Arterial Route
- Two Interconnecting Units
- Combined Warehouse, Trade Counter & Offices
- Forecourt Loading & Parking

## Midsomer Enterprise Park, Midsomer Norton

Units 20 & 21, Midsomer Enterprise Park, Radstock Road, Midsomer Norton, Radstock, BA3 2BB



## LOCATION

Midsomer Norton is a town near the Mendip Hills in the Bath and North East Somerset region. Situated within 10 miles of Bath, Wells and Frome, 12 miles from Trowbridge and 16 miles from Bristol. It forms part of the Midsomer Norton/Radstock area, with a combined population of 18,300 (Source: 2021 Census). The principal road communications are the A362 to Frome to the east, A367 to Bath to the north, Shepton Mallet to the south and the A37 to Bristol. Bristol Airport is within 15 miles (30 minutes journey time approx.). Rail communications are via Frome, Bath Spa or Bristol Temple Meads.

## DESCRIPTION

The property comprises two interconnecting industrial/warehouse/trade counter units of steel portal frame construction with insulated profile steel elevations and roof.

Internally, the unit(s) benefit from ground floor storage, welfare facilities and first floor storage/office accommodation. Access is provided by loading doors and pedestrian entrances to each unit.

Externally, there is a forecourt that provides loading access and parking.

**Money Laundering Regulations** Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

## PLANNING

We understand the properties have planning consent for B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) uses. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Somerset Council, Cannards Grave Road, Shepton Mallet, BA4 5BT. Tel: 0300 303 8588.

## ACCOMMODATION

### Unit 20

|                               |                   |                      |
|-------------------------------|-------------------|----------------------|
| Ground Floor                  | 1587 sq ft        | (147.46 sq m)        |
| First Floor Storage & Offices | 1346 sq ft        | (125.04 sq m)        |
| <b>Total</b>                  | <b>2933 sq ft</b> | <b>(272.50 sq m)</b> |

### Unit 21

|                     |                   |                      |
|---------------------|-------------------|----------------------|
| Ground Floor        | 1669 sq ft        | (155.09 sq m)        |
| First Floor Offices | 1554 sq ft        | (144.35 sq m)        |
| <b>Total</b>        | <b>3223 sq ft</b> | <b>(299.44 sq m)</b> |

## LEASE TERMS

A new full repairing and insuring lease(s) for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

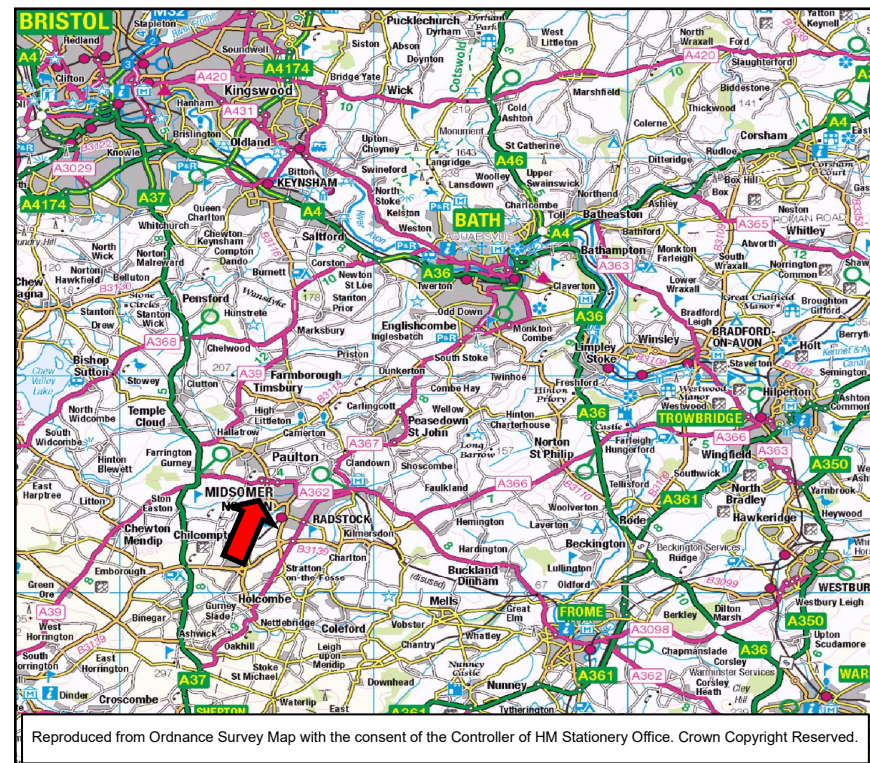
## RENT

|         |   |                              |
|---------|---|------------------------------|
| Unit 20 | - | <b>Under Offer</b>           |
| Unit 21 | - | £23,000 per annum exclusive. |

## VAT

VAT is payable on the rent.

**Code for Leasing Business Premises** As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, [www.rics.org](http://www.rics.org).



## BUSINESS RATES

Combined Rateable Value: £46,750.\*

Rates payable for year ending 31/03/27: £20,196.

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

## SERVICES

Mains electricity (3 phase), gas, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

## ENERGY PERFORMANCE

The property has an EPC rating of D89

## VIEWING

Strictly by appointment only.

Ref: PH/GM/JW/19847

**Disclaimer** Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.