



**Unit 4A New Rock Industrial Estate  
Rock Road  
Chilcompton  
BA3 4JE**

**Semi-Detached Industrial / Warehouse  
Building  
1,629 sq ft (151.34sq m)**

- Located on an established trading estate.
- Refurbished.
- Rare freehold opportunity.
- Good access to A37 into Bristol.

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## LOCATION

The property is located 3 miles south of Midsomer Norton town centre. The nearest major towns are Bath, which is approximately 13 miles to the northeast, Bristol which is approximately 17 miles to the north, Frome which is approximately 11 miles to the southwest, Wells which is approximately 8 miles to the southwest.

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## DESCRIPTION

Unit 4A is an end-terrace industrial warehouse unit with a portal frame, brick block construction under what we believe to be an asbestos roof.

The building benefits from a front reception/office area, WC and kitchenette. Furthermore, the building has three-phase power and fluorescent strip lighting. It has also been subject to a light refurbishment and has an eaves height of 3.66m.

Externally there is forecourt area with 4 car parking spaces and loading area allowing access to a roller shutter door 3.11m (height) x 3.36m (wide). Minor defects to the building include a small leak to the rear of the roof and a smashed pane of glass to the front of the property next to the pedestrian door.

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## QUOTING PRICE

£185,000 exclusive.

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## ACCOMMODATION

From our on-site check measurements, we have calculated the following gross internal floor areas:

	Sq M	Sq Ft
Ground Floor	151.34	1,629
Total	151.34	1,629

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## PLANNING

The most recent use of the whole building was for that of workshop and storage however, prospective purchasers should make their own enquiries in respect of their use of the units to Bath & North East Somerset Council:

Email: [council\\_connect@bathnes.gov.uk](mailto:council_connect@bathnes.gov.uk)

Tel: 01225 394 041

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## LEGAL COSTS

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

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## BUSINESS RATES

Rateable Value:£11,000

Prospective tenants are advised to make their own enquiries regarding the exact rates payable through the Valuation Office website.

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## VAT

All prices quoted are exclusive of VAT.

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## EPC

EPC Rating – C

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## SERVICES

We are advised that all mains services are connected and the property has the benefit of three phase electricity. However, prospective occupiers are advised to make their own investigations as to their state and condition.

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## VIEWINGS

Viewings to be made through the agents, Carter Jonas 0117 922 1222.

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## TENURE

The freehold of the property is available to purchase.



**SUBJECT TO CONTRACT**



**For Identification Purposes Only**

## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

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## IMPORTANT INFORMATION

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**November 2024**

# Carter Jonas