

TO LET

Carter Jonas



Unit 42
First Avenue
Westfield Industrial Estate
Radstock
BA3 4XE

Workshop Unit with Yard and Garage
Approximately 715 Sq Ft (66.39 Sq M)

- **Mid terrace industrial/workshop unit + Garage.**
- **Concrete yard area.**
- **Parking allocation.**
- **Situated in a well-established industrial area.**

LOCATION

The merged towns of Radstock and Midsomer Norton have a population of c.19,000 and are located 11 miles south west of the Georgian city of Bath, 14 miles south east of Bristol and 8 miles north west of Frome. The principal route of access is the A37 trunk road which runs north to south between Bristol and Yeovil.

Westfield Trading Estate is the principal employment area within Radstock / Midsomer Norton with occupiers including Dickies, Screwfix and Buildbase, together with a variety of local covenants.

DESCRIPTION

This unit offers versatile accommodation that can be adapted for light industrial or used as office / studio accommodation and storage.

The property is a single storey, mid terrace unit with brick elevations beneath a new metal roof. A personnel and roller shutter door is situated to the front of the unit. Internally the property currently provides good quality warehouse/ workshop accommodation. Internally the building benefits from a WC and three phase power.

Externally there is parking to the front, enough for 4 cars.

There is a newly cladded garage opposite which comes with the premises good for storage or materials along with a newly concrete surfaced yard.

SERVICES

Prospective tenants are advised to make their own investigations as to the availability, capacity, state and condition of services.

ACCOMMODATION

The property has been measured on a gross internal area basis. The floor areas calculated are noted as follows:

	Sq M	Sq Ft
Ground Floor Area	66.39	715
Total	66.39	715

TERMS

The building will be available to let on full repairing and insuring basis on terms to be agreed, subject to status.

BUSINESS RATES

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

PLANNING

Prospective tenants should make their own enquiries in respect of their use of the buildings to Bath & North East Somerset Council

Tel: 01225 394 041

Email: council_connect@bathnes.gov.uk

EPC

An EPC certificate has been commissioned and a certificate is awaited.

VAT

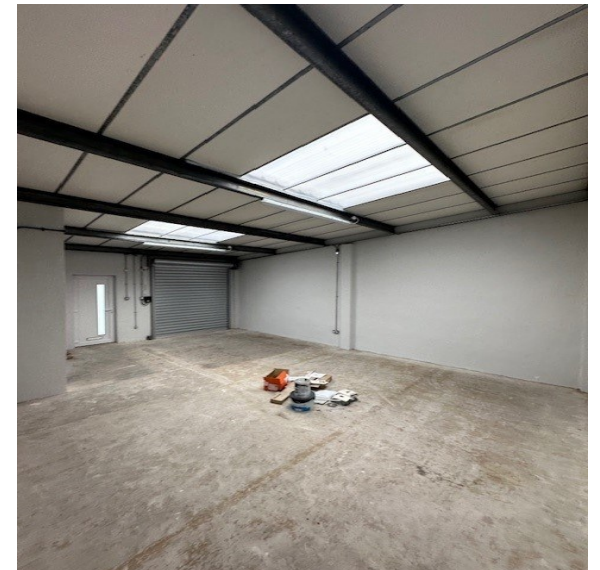
All prices quoted are exclusive of VAT.

RENT

£8,950 per annum, exclusive.

VIEWINGS

Viewings can be made available by prior appointment with the sole agents Carter Jonas, 0117 922 1222.



SUBJECT TO CONTRACT

FOR ILLUSTRATIVE PURPOSES ONLY

WESTFIELD INDUSTRIAL ESTATE



For Identification Purposes Only

FURTHER INFORMATION

Should you require further information please contact:

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

St Catherine's Court, Berkeley Place, Clifton, Bristol, BS8 1BQ

Alison Williams MRICS

0117 922 1222 | 07917 041109

Alison.Williams@carterjonas.co.uk

Ed Cawse MRICS

0117 922 1222 | 07425 632476

Ed.Cawse@carterjonas.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. June 2025.

Carter Jonas