



Unit 4
Martor Industrial Estate
Tormarton Road- Marshfield
South Gloucestershire
SN14 8LJ

Workshop with Office
1,505 SqFt (139.87 SqM)

- Good Access to M4, J18
- Close Proximity to Bath
- Freehold parking spaces
- Rare Freehold Opportunity

LOCATION

Marshfield is located just off the A420 approximately 7 miles west of Chippenham and approximately 8 miles north east of Bath. Junction 18 of the M4 motorway is approximately 4 miles distant via the A420 and A46. The Martor Industrial Estate is located approximately 0.5 miles north of the village centre that provides local facilities including a shop, post office and pubs.

DESCRIPTION

The property is accessed via a short stretch of shared roadway off Tormarton Road, which leads to a shared yard area.

Unit 4 provides ideal accommodation for a starter unit with workshop facilities and office space, kitchen area and W/C.

An area above the office provides an additional storage facility.

The unit is insulated and has double glazed windows as well as the benefit of three phase electricity.

Externally there is a garden and outside seating area.

The unit has the benefit of three freehold car parking spaces plus sufficient space to accommodate a motorcycle .

SERVICE CHARGE

There is a service charge payable for the upkeep and maintenance of the common parts. Please apply to the agents for more information.

SERVICES

The site has mains water, three phase electricity & private drainage is to a septic tank. The services have not been tested accordingly prospective tenants should satisfy themselves that the services meet their occupational requirements.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis. The floor areas are noted below:

	Sq M	Sq Ft
Workshop and Office	107.74	1160
Mezzanine Storage	32.123	346
TOTAL	139.87	1506

TENURE

The freehold of the property is available for sale.

LEGAL COSTS

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

QUOTING PRICE

The property is available to purchase at £95,000 exclusive

PLANNING

The most recent use for the unit was for the purpose of art studio and screen printing processes. Prospective occupiers should make their own enquiries with the Local Planning Authority: 01454 868004, www.SouthGlos-planning.co.uk regarding their intended use.

BUSINESS RATES

The Valuation Office Agency website describes the property as workshop and premises with a current rateable value of £6,800.

This assessment places the property below the threshold for rates for small businesses. However, prospective occupiers should make their own enquiries in respect of rates payable depending on their individual circumstances.

VAT

All prices quoted are exclusive of VAT.

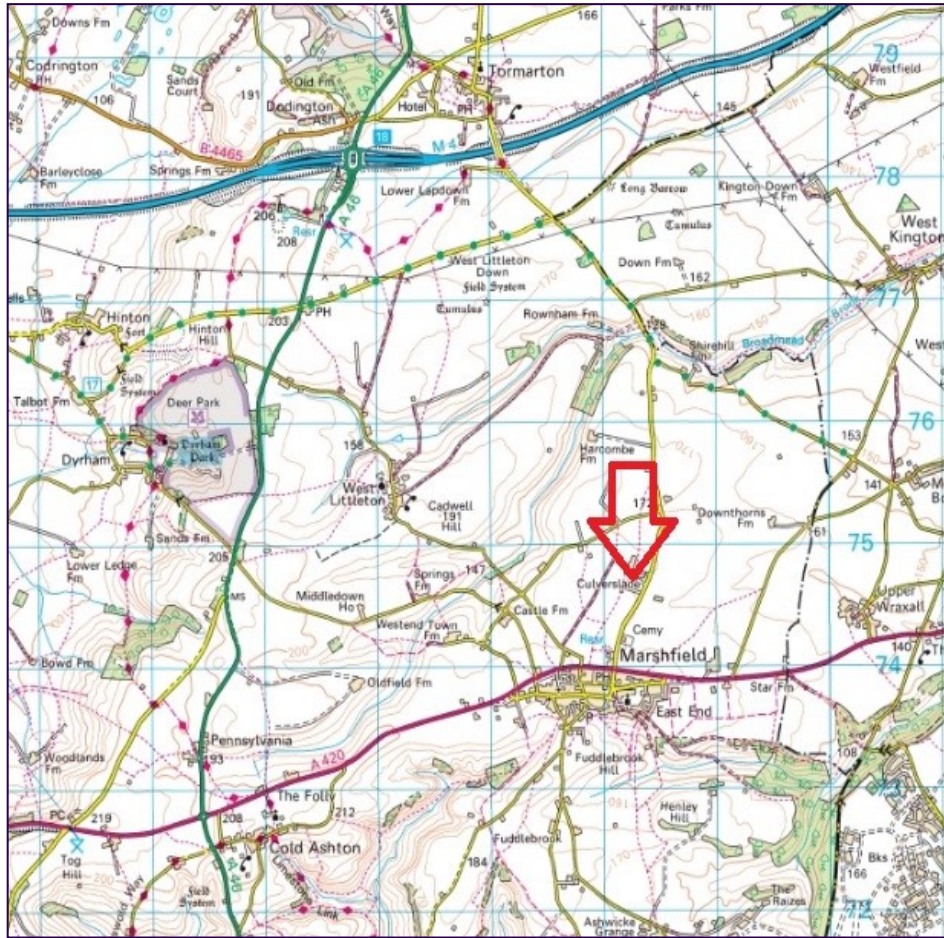
EPC

EPC Band C

VIEWINGS

Access can be provided for viewings via Carter Jonas who are the sole agents of the property.

SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information or wish to view please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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Carter Jonas