



**Third Avenue
Westfield Trading Estate
Radstock
BA3 4XD**

Proposed Industrial Buildings

10,000 — 32,000 Sq Ft (929.03 — 2,973 Sq M)

- High Specification Buildings Proposed
- Modern Detached Buildings
- Good Car Parking & Circulation Areas

LOCATION

The Westfield Industrial Estate is the principal employment area within the Radstock/Midsomer Norton area. Local occupiers include Howdens, Buildbase and Dickies. Norton Radstock has a population of approximately 19,000 (including adjoining Midsomer Norton) and is located 17km south of the Georgian city of Bath, 22km south east of Bristol and 13km north west of Frome. The principal route of access to the area is the A36, which runs north to south between Bristol and Yeovil. The proposed units will be located towards the rear, eastern, edge of the Westfield Industrial Estate accessed from the main A367 via First Avenue or Charlton Lane just past the junction of First and Second Avenue. There are two main access points into the estate from the Fosseway (A367) southern access via Charlton Lane; and northern access via First Avenue.

DESCRIPTION

The Planning consent was granted in August 2012 (Reference: 12/02118/FUL) for construction of a single-storey detached industrial building with car parking. The building specified is to be 2,973 sq m (32,000 sq ft) on a site of 1.10 hectares (2.71 acres), providing approximately 26% site coverage. However, buildings can be provided from approximately 929.03 Sq M (10,000 Sq Ft). The buildings will have concrete block walling to a height of 2.6m and offices will be provided. A full specification may be provided on request and amendments, subject to planning, may be agreed to suit an occupier.

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.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross

| | Sq M | Sq Ft |
|--------------|--------------|---------------|
| TOTAL | 2,973 | 32,000 |

TERMS

The buildings are available to let on a new full repairing and insuring lease on terms to be negotiated. However, freehold sales may be considered.

LEGAL COSTS

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

PLANNING

Prospective occupiers should make their own enquiries with the Local Planning Authority Wiltshire Council, Tel: 0300 456 0114

Or email: developmentmanagemet@wiltshire.gov.uk

Regarding their intended use.

QUOTING RENT

On Application

BUSINESS RATES

To be assessed.

VAT

All sale/rental prices and occupational costs will be subject to VAT.



SUBJECT TO CONTRACT



For identification purposes only



For identification purposes only

FURTHER INFORMATION

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

St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ
www.carterjonas.co.uk

Alison Williams MRICS

0117 403 9953 | 07831 468429
alison.williams@carterjonas.co.uk

George Lynch MRICS

0117 363 5698 | 07557 742765
george.lynch@carterjonas.co.uk

Ed Cawse

0117 403 9951 | 07425 632476
ed.cawse@carterjonas.co.uk

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