



The Former Bookcraft Building

First Avenue, Westfield Industrial Estate, Radstock, BA3 4BF

Detached industrial building with offices and generous yard area.

Size: (4,603.7 Sq M) 49,553 Sq ft on approx. 2.48 acres (1.0 ha)

- Located on vibrant and popular trading estate
- Self contained site.
- Good yard areas
- Good access to Bath and Bristol via A37

LOCATION

The property is strategically located to serve both the markets of Bath (11 miles) and Bristol (16 miles). The property is situated within an established industrial location on the north side of First Avenue. Local occupiers include Build Base, Dickies, Parker Transport and Integrity Print Services.

DESCRIPTION

The property comprises a detached steel portal frame building configured in two bays with two storey offices to front.

The warehouse facility is serviced to the rear by two roller shutter doors (5.22m high x 4.12m wide & 3.6m high x 3m wide). The warehouse has the benefit of an eaves height of 6.6m, a height to the haunch of 5.5m and the height to pitch of 8m. Heating to the warehouse is via gas blowers and distributed via ceiling fans.

The warehouse has been extended to the side. The extension has been fully fitted out with a mezzanine office and store with further storage beneath.

The two storey office areas include a reception area to front and have been extended into the warehouse area to provide a showroom at ground floor level with further offices above.

There is car parking provision to the front of the building as well as to the side. The building occupies a site of approximately 2.48 acres which provides good car parking, yard and circulation space.

ACCOMMODATION

The building has been measured on a gross internal area basis and the floor areas are calculated below.

	Sq M	Sq Ft
Warehouse inc. Ancillary & Grd. Fl. Showroom	3,356.13	36,125
Mezz	638.34	6,871
Grd. Fl Offices	182.20	1,961
1st. Fl Offices	243.71	2,623
1st Fl Showroom	183.32	1,973
Total	4,603.7	49,553

SERVICE CHARGE

Please apply to the agents for further information.

SERVICES

We are advised that all main services are connected. However prospective occupiers are advised to make their own investigations as to state and condition.

PLANNING

The most recent use of the building was for the purpose of storage and distribution with ancillary offices and showroom. Occupiers are advised to make their own enquiries with the local planning authority Bath and North East Somerset Council Tel:- 01225 394041 - Email: council_connect@bathnes.gov.uk regarding their intended use.

TERMS

The property is available to let on a full repairing and insuring lease on terms to be agreed. Alternatively, a sale may be considered.



QUOTING RENT

Please apply to the agent for quoting rent.

BUSINESS RATES

According to the valuation office website, the property is described as "warehouse and premises" with a ratable value of £119,000. Prospective occupiers are advised to make their own enquiries in respect of the exact rates payable.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

All prices quoted are exclusive of VAT.

EPC

An EPC Certificate has been commissioned and the certificate is awaited .

SUBJECT TO CONTRACT



Smart Tab Packaging

Screwfix

Buildbase Radstock

Bath Potters Supplies

SRT Marine Technology

Hy-Save

HCL Fasteners

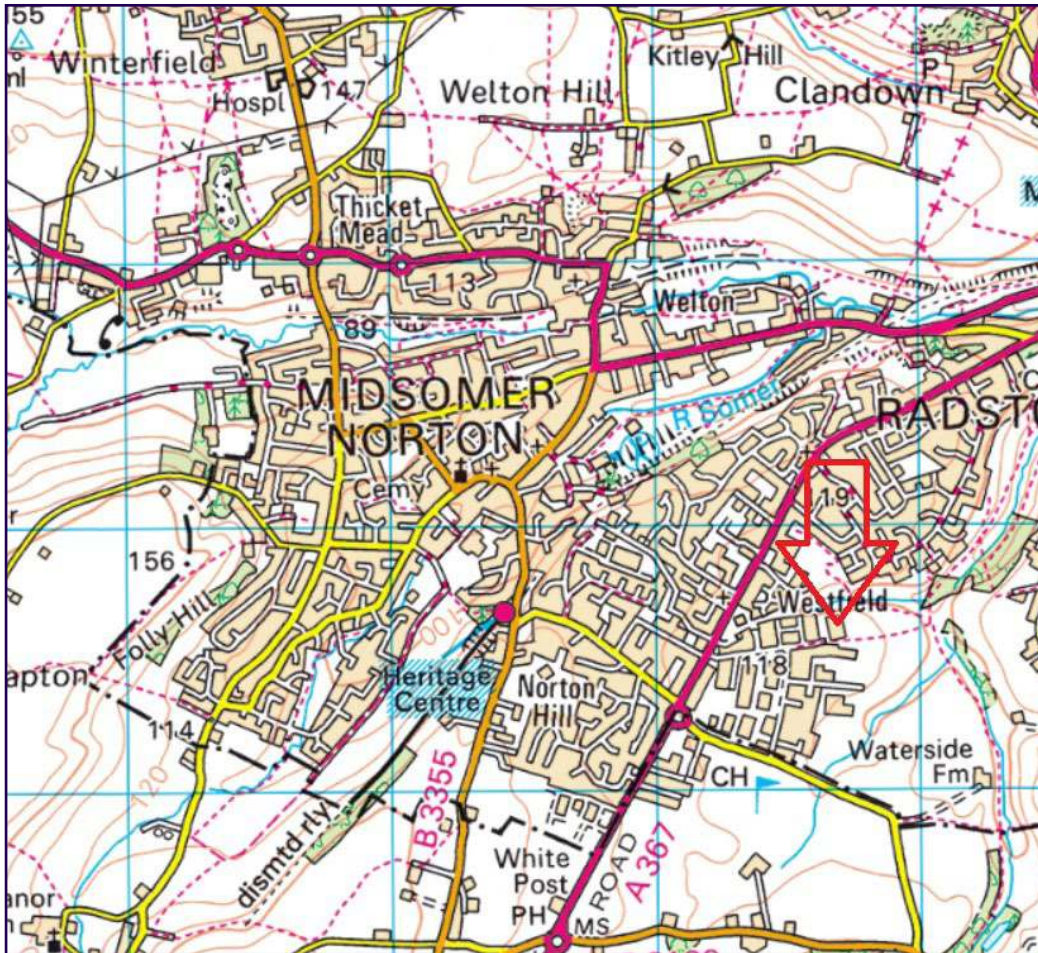
Techniglaze

Intergirity Print

The Waldron Partnership

Williamson-Dickes
Warehouse Distribution

Westfield Medical



For identification purposes only

FURTHER INFORMATION

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

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