

Proposed Industrial Buildings, Third Avenue, Westfield
Trading Estate, Radstock, BA3 4XD.

Carter Jonas

TO LET

Proposed Detached Industrial Buildings New Build From Approximately 929.03 Sq M (10,000 Sq Ft) to 3,920 Sq M (42,196 Sq Ft)

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



Contact

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Location

The Westfield Industrial Estate is the principal employment area within the Radstock/Midsomer Norton area. Local occupiers include 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

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 3,973.13 sq m (42,766 sq ft) on a site of 1.095 hectares (2.706 acres), providing approximately 38% site coverage. However, buildings can be provided from approximately 929.03 Sq M (10,000 Sq Ft). The overall site layout incorporates 80 car parking spaces, 5 disabled spaces and an appropriate number of cycle spaces. 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.

Tenure

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.

Rent

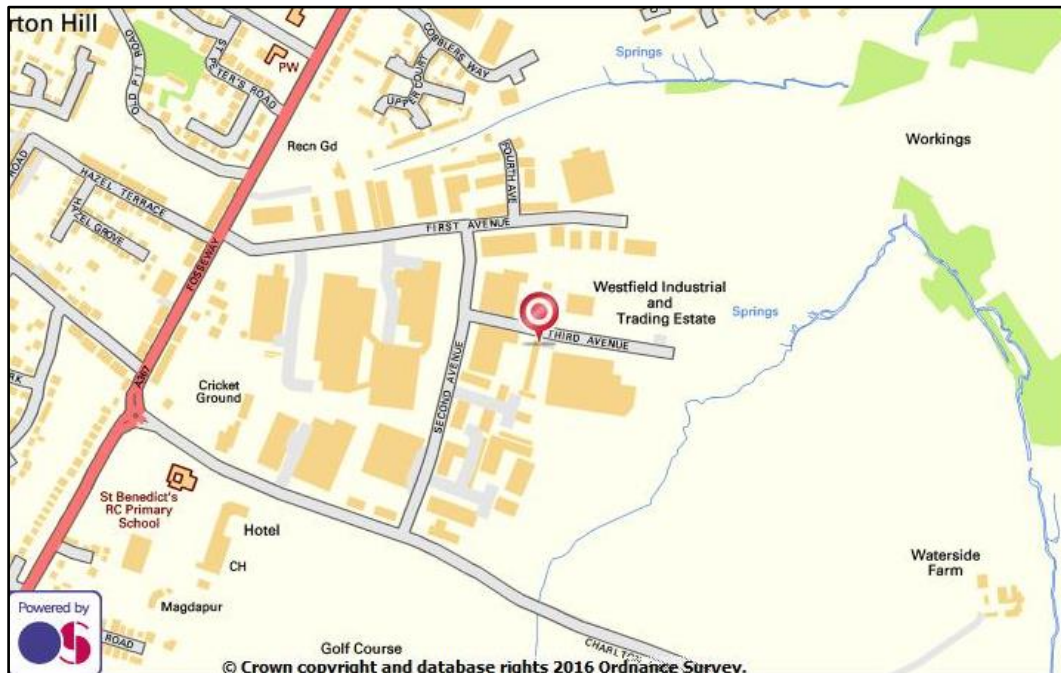
On application.

Rateable Value

To be assessed.

VAT

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



SUBJECT TO CONTRACT

Contact Alison Williams or Georgia Georgieva

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