

**Environment House, First Avenue,
Westfield Industrial Estate,
Midsomer Norton, Radstock, BA3 4BS**

Modern Purpose Built Factory/Warehouse & Offices

4915 sq ft (456.60 sq m)

Plus Mezzanine 1821 sq ft (169.17 sq m)

Total Gross Internal Floor Area 6736 sq ft (625.77 sq m)

For Sale Freehold



LOCATION

Midsomer Norton forms part of the Radstock/Midsomer Norton area with a population of 16,617 and a district population of 176,016 (Source: 2011 Census). It is situated 10 miles south of Bath, 13 miles south east of Bristol and 8 miles north west of Frome. The principal road communications are via the A37, which links Bristol to Yeovil. Rail communications are via Frome or Bath Spa with services to London Paddington.

SITUATION

Westfield Industrial Estate is the principal employment area within the Radstock/Midsomer Norton region, with major occupiers including Buildbase, Dickies Clothing, Westfield Medical, Integrity Print, Woodpecker Furniture, Jones Food Services and Code A Weld. Westfield Industrial Estate has direct access from the A367 Fosse Way via First Avenue and a second access to the south from the B3139 via Charlton Lane.

DESCRIPTION

The property comprises a modern detached factory with offices and yard with parking on a self contained plot, purpose built in 2003 for the current owner. The building has a ground floor factory with first floor mezzanine storage area. There are factory cloakroom facilities and works canteen. The factory is served by a full height loading door on the side elevation, accessed via a secure compound. It has a minimum eaves height of 6 metres. Fittings include an overhead lighting, power trunking, external lighting and a CCTV security system.

The two storey offices provide a ground floor reception area with WC's, kitchen and file store and at first floor level there are five private offices plus access to the design office on the factory mezzanine floor.

The office specification includes fitted carpets, suspended ceilings with integral spotlights, data cabling and telecom floor points, wall fitted power points and gas central heating serving radiators throughout.

ACCOMMODATION

Ground Floor

Factory	3011 sq ft	(279.72 sq m)
Mezzanine	1821 sq ft	(169.17 sq m)
Offices	952 sq ft	(88.44 sq m)

First Floor

Offices	952 sq ft	(88.44 sq m)
---------	-----------	---------------

Total	6736 sq ft	(625.77 sq m)
--------------	-------------------	----------------------

TENURE

Freehold.

PRICE

Offers in the region of £450,000.

VAT

Price exclusive of VAT (if applicable).

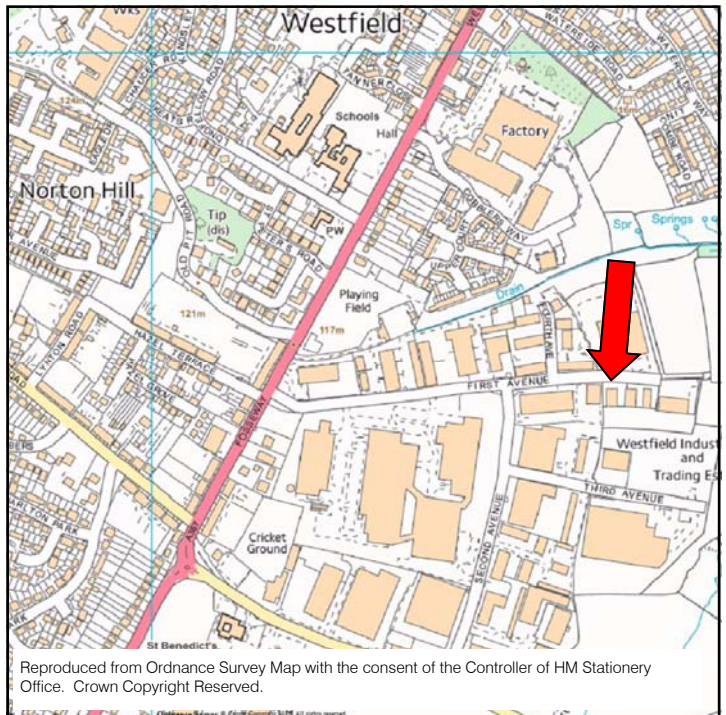
AGENTS NOTE

- Our client's business is relocating and vacant possession can be provided within a reasonable timetable for owner occupiers.
- For investors, our clients are willing to consider a short term lease back for up to 1 year at £30,000 per annum exclusive.

CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: www.leasebusinesspremises.co.uk

Regulated by the RICS.



BUSINESS RATES

Rateable Value: £30,000.*

Rates payable for year ending 31/03/17: £14,910.

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity (3 phase/100 amps per phase), gas, water and drainage available. Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

PLANNING

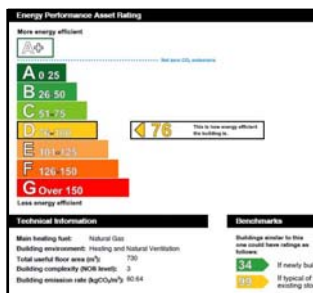
The property has planning consent for B1 (light industrial use). Ref: 02/01362/FUL. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Bath & North East Somerset Council, Lewis House, Manvers Street, Bath, BA1 1JG. Tel: 01225 477000.

VIEWING

Strictly by appointment only.

Ref: PH/DS/JW/18520

ENERGY PERFORMANCE



DISCLAIMER

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.