



FOR SALE/TO LET
43,125 sq ft
(4,006.41 sq m)
on 3.71 acres (1.5 ha)

Unit 1 · First Avenue
Westfield Trading Estate
Midsomer Norton
Bath · BA3 4BS



Location

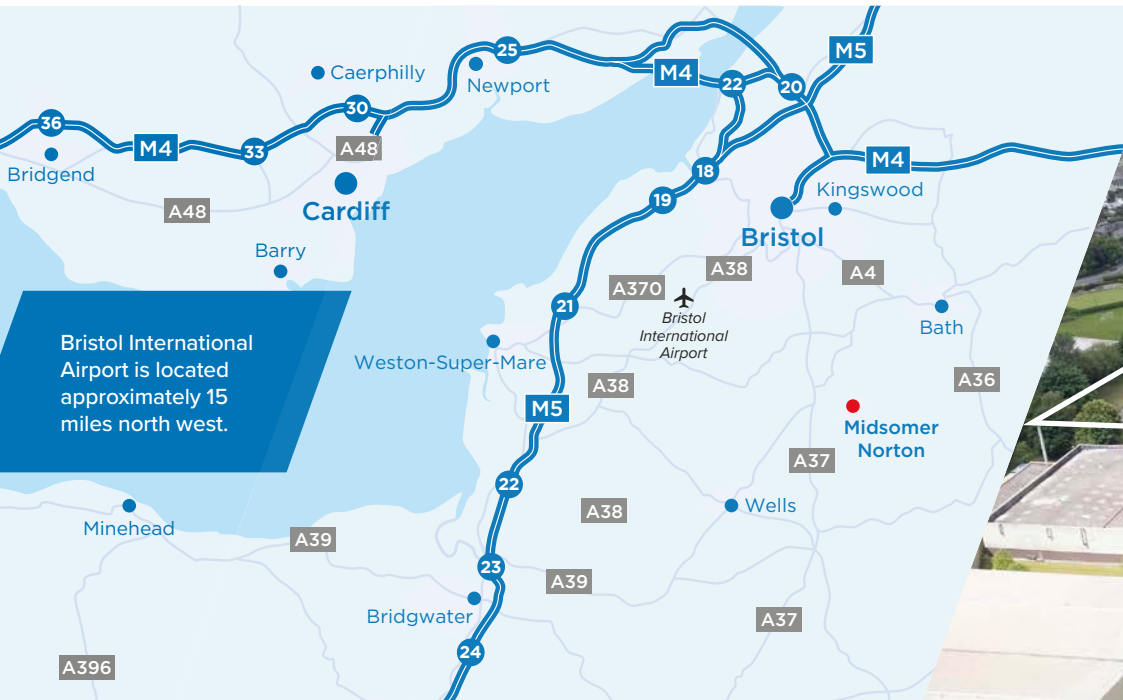
Westfield Trading Estate is situated just off the A367 to the south of Midsomer Norton town centre, strategically positioned approximately 8 miles south west of Bath and 16 miles east of Bristol.

The trading estate is home to a wide range of local, regional and national occupiers including:



Description

Detached warehouse of steel portal frame construction with profile sheet elevations and roof. The warehouse has the benefit of an eaves height of 6m. To the rear there are three electrically operated roller shutter doors including rear covered loading canopy. Ancillary accommodation includes welfare facilities. Externally there are extensive yard areas providing generous car parking and circa 21 HGV spaces.



Accommodation

AREA	SQ FT	SQ M
Warehouse & Ancillary	41,100	3818.28
Loading Area	2,025	188.15
TOTAL	43,125	4006.41

The site extends to 3.71 acres (1.5 ha) reflecting a low site density of 26.75%.



Proposed Refurbishment

Occupiers have the option of a full refurbishment to include:

- Erection of a rear canopy and secure fence
- New access gates to create a secure service yard
- New loading doors
- 2 x dock levellers
- Upgrade of the external wall and roof cladding
- Installation of solar panels and roof lights
- New hard standing
- Provision of cycle store

Please note that individual requirements can be accommodated.

Planning

The property has planning consent No 23/02874/FUL for use classes E(g)/ B2 & B8 i.e. offices, light industrial/assembly, research and development, general industry, storage and distribution.

Local Planning Authority Bath & North East Somerset Council

Email development_management@bathnes.gov.uk

Telephone 01225 394041



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Tenure/Terms

The property is available to rent refurbished or offers would be considered on a freehold basis either in its existing form or refurbished to an agreed specification.

EPC

Currently the property has an EPC rating of C.

Services

We are informed that mains services are connected with a power capability of circa 600 KVA and capacity for up to 900 KVA. There is an operational sprinkler system which is shared with the neighbouring building. Prospective occupiers must satisfy themselves with regard to the condition and capacity of services.

Rateable Value

The property is registered on the Valuation List 2023 with a Rateable Value of £144,000. Prospective occupiers are advised to make their own enquiries of the Local Rating Authority to establish exact rates payable.

Anti Money Laundering

Prospective occupiers will be requested to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

Legal Costs

Each party to pay their own legal costs.

VAT

We are informed that the property is elected for VAT.

Viewing

Strictly by appointment with the sole agents.

Carter Jonas

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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

CJ Hollister HD612 07/2024.

