



BNP Paribas Real Estate
Portwall Place
Portwall Lane
Bristol BS1 6NA

Tel: 0117 984 8400

To Let New Rock Industrial Estate, Chilcompton, Radstock

New and Refurbished Industrial Units

2,250 sq ft (209.03 sq m) to 4,362 sq ft (405.24 sq m)



Typical Units

Location

New Rock Industrial Estate is a well established out of town industrial estate. Bath and Bristol are 12.3 miles and 18.6 miles distant respectively. Junction 3 of the M32 is 18 miles to the north, linking to the M5 and M4, which provide transport links to London, the North and the South West. Further transport links can be found with Bristol Temple Meads train station 17.2 miles distant and Bristol International airport within 12.8 miles.

Description

All units are self contained, purpose built warehouses and comprise of reconstituted stone elevations with profile sheet roofing. Roller shutter doors, intermittent roof lights, kitchenette and WC facilities are provided in all units. Dedicated parking spaces are provided for the smaller units whilst the larger units have yard areas.

Current availability is as follows:

Refurbished Units:

- Unit 2 2,250 sq ft
- Unit 2a 2,250 sq ft
- Unit 3a 4,362 sq ft

Terms / Rent

The premises are available on a full repairing and insuring basis at a quoting rent of £6.50 per sq ft for a term of years to be agreed.

Rates

Interested parties should contact the Local Rating Authority direct to ascertain the rateable values of the premises.

Rates relief

To claim Small Business Rate Relief your business must first meet some basic requirements. Eligible businesses with rateable values of below £6,000 will get 50% rate relief on their liability. This relief decreases on a sliding scale by 1% for every £100 of rateable value over £6,000, up to £12,000. Your local billing authority will calculate the exact decrease.

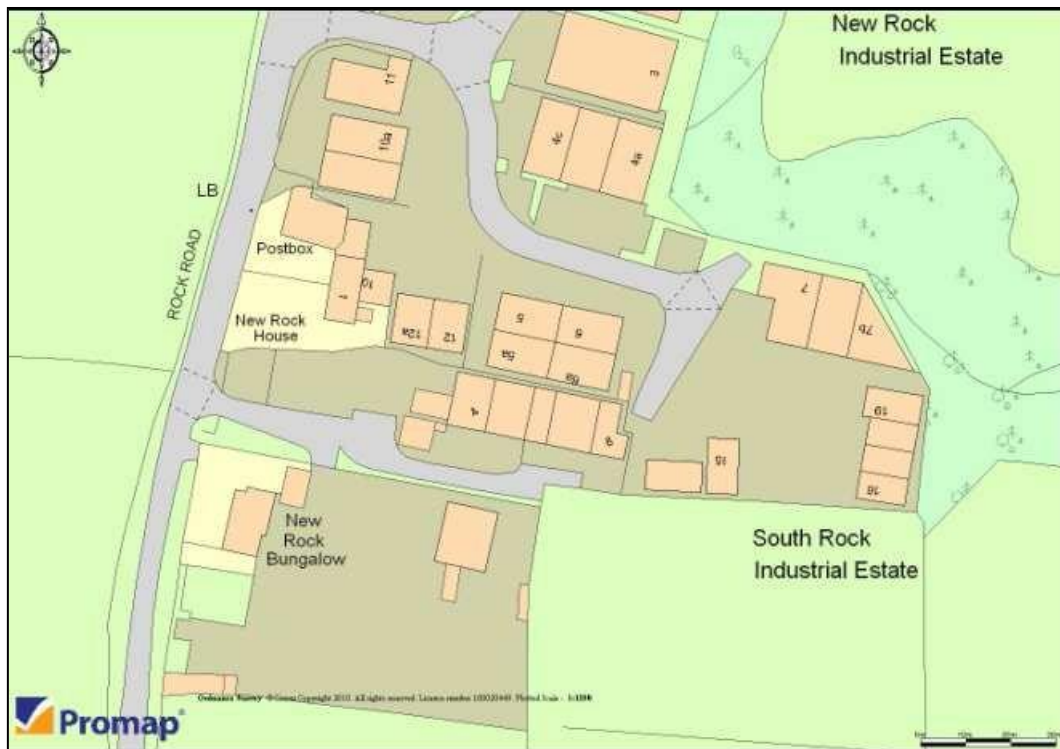
Service Charge

A service charge will be applicable to these units but is yet to be determined. Further details will be made available in due course

Legal Fees

Each party is to be responsible for their own legal costs relating to any transaction.

Estate Plan



Internal Photos (typical unit)



Viewing

Strictly by appointment with:

Robert Brophy

BNP Paribas Real Estate

Tel: **0117 984 8450**

Email: robert.brophy@bnpparibas.com

Updated December 2014

Subject to Contract