



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

Tel: 0117 984 8400

TO LET

Refurbished Industrial Warehouse Units

New Rock Industrial Estate, Chilcompton, Radstock, BA3 4JE

Various Refurbished Industrial Warehouse

1,392 sq ft – 4,362 sq ft (129.32 sq m – 405.24 sq m)



Typical Warehouse Units

- Various Units Available
- Flexible Lease Terms
- Modern Accommodation
- Very Well Maintained



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 portal steel frame construction, 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.

Some available units can be interlinked to produce a larger unit. Further details available on request.

TERMS / RENT

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

SERVICE CHARGE

An estate service charge will be applicable. Further details made available on request.



AVAILABILITY

(April 2015)

	Sq ft	Sq m
Unit 2	2,025	188.13
Unit 2A	2,025	188.13
Unit 3A	4,362	405.24
Unit 4A	1,650	153.29
Unit 4B	1,650	153.29
Unit 10B	1,392	129.32

RATES

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

RATES RELIEF

The available units may be applicable for Small Business Rate relief. To claim, your business must first meet some basic requirements. Applicants should make their own enquiries with the Local Rating Authority.

EPC

Unit 4A EPC Rating D91. Further details available on request.

VIEWING

Strictly via appointment with the sole agent. All interested parties are to make enquiries to:

Robert Brophy

BNP Paribas Real Estate
0117 984 8450
robert.brophy@bnpparibas.com

*Updated April 2015
Subject to Contract*

