



For Sale (Freehold)

Tel: 0117 984 8400

Unit 26, Old Mill Industrial Estate, Paulton, Bristol, BS39 7SU

**Semi-detached Warehouse Unit
2,287 sq ft (212.47 sq m)**



- For sale (freehold)
- Semi-detached unit with 4 parking spaces
- Located on a well-established industrial estate
- Possibility to buy adjacent unit to offer one large detached unit of 4,587 sq ft



LOCATION

The property is located on an established industrial estate situated 10 miles south of Bristol, 8 miles west of Bath and less than a mile north of Midsomer Norton.

DESCRIPTION

The property comprises a semi-detached single storey industrial unit of steel and block framed construction with block work cavity walls topped with profile steel cladding beneath a pitched roof. Internally, the warehouse is fitted out as workshop space with one WC. The unit is accessed via a full height up and over shutter door and separate pedestrian door. The unit benefits from a useful mezzanine area currently fitted out as office space with a useable area of 316 sq ft (included in the overall GIA figure).

SERVICES

We understand all mains services are connected to the property including gas, water, drainage and electricity. All interested parties should make their own enquiries.

PLANNING / USE

All interested parties to make their own enquiries with the Bath and North East Somerset Council Planning Department. We understand the estate benefits from B1(c), B2 and B8 use.

TENURE

Freehold.

ACCOMMODATION

The accommodation measures a total Gross Internal Area of 2,287 sq ft (212.47 sq m) which comprises a ground floor of 1,971 sq ft (183.11 sq m) with a mezzanine with a useable area of 316 sq ft (29.36 sq m).

PARKING

The property includes 4 parking spaces.

VAT

All figures quoted are exclusive of VAT if applicable. Interested parties are advised to make their own enquiries

PRICE

Upon application.

SERVICE CHARGE

A service charge exists for the maintenance and upkeep of the common parts of the estate

LEGAL FEES

Each party is to be responsible for their own legal costs incurred in connection with the transaction

EPC

An EPC has been authorised and will be available in due course.

BUSINESS RATES

The property appears on the 2010 rating list under one listing with the adjacent property with a combined Rateable Value of £20,000. A new assessment will be required should the units be sold individually.

VIEWINGS AND FURTHER INFORMATION

For an appointment to view or for further information please contact the sole agent:

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SUBJECT TO CONTRACT

