



**For Sale (Freehold)**

**Tel: 0117 984 8400**

## **Unit 11a, Old Mill Industrial Estate, Paulton, Bristol, BS39 7SU**

**End Terrace Warehouse Unit with Secure Yard  
940 sq ft (87.33 sq m)**



- For sale (freehold)
- End terrace industrial unit
- Secure private yard
- Located on a well-established industrial estate



#### 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 an end terrace 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 a kitchenette area, office/reception and WC. The unit is accessed via a full height up and over shutter door and separate pedestrian door. The current layout includes a mezzanine area of 443 sq ft but this is excluded from the measurements below due to restricted head height.

#### SERVICES

We understand all mains services are connected to the property however 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 (GIA) of 940 sq ft (87.33 sq m). There is a mezzanine area of 443 sq ft but this is excluded from the GIA measurement due to restricted head height.

#### 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

Rateable Value of £7,500 (2010 rating list).

#### VIEWINGS AND FURTHER INFORMATION

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

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July 2016

SUBJECT TO CONTRACT

