

TO LET

UNIT 3, OLD MILLS
COURT, PAULTON
BS39 7SW

1,977 sq ft
183.66 sq m

- Constructed in 2021
- Established industrial area
- Versatile workspace
- Good links to Bath and Bristol

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LOCATION

Paulton is a well-connected village near Radstock in Somerset, offering easy access to the A37 and A39, linking to Bath which is less than 10 miles away, Bristol, and the wider South West region. The area benefits from a mix of residential and commercial amenities, with good local services and proximity to major transport routes.

DESCRIPTION

The property, built in 2021, offers a practical and well-specified space featuring a steel portal frame construction with a metal profiled steel cladding and metal roof incorporating roof lights.

The property benefits from an eaves height of 3.9m and a height to pitch of 6.1m, providing excellent internal clearance. Access is via a roller shutter door, and the unit includes integrated office accommodation and energy-efficient LED lighting throughout.

Externally, there are three dedicated car parking spaces, making this an ideal solution for businesses seeking a functional and accessible industrial facility.

ACCOMMODATION

Name	Size
Ground Floor	139.87 sq m (1,506 sq ft)
Mez	43.82 sq m (472 sq ft)
Total	1,977 sq ft (183.66 sq m)

PLANNING USE

The most recent use of the units was for that of storage with offices however, prospective tenants should make their own enquiries in respect of their use of the buildings to Bath & North East Somerset Council.

Tel: 01225 394041

Email:
council_connect@bathnes.gov.uk

TERMS

The building is available on a new full repairing and insuring lease for a term to be agreed.

RENT

£19,770 per annum exclusive.

SERVICES/SERVICE CHARGE

We are informed that all mains services are available at the unit. However, any ingoing occupier must satisfy themselves as to the state, condition and capacity of the services.

RATEABLE VALUE

The Rateable Value states: £16,750

Interested parties are advised to make their own enquiries with regards to the exact rates payable.

Please refer to: Valuation Office Agency - GOV.UK

EPC

The building has an Energy Performance rating of 28 B.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

VAT

All figures shown are exclusive of VAT, if applicable

VIEWING

Strictly by appointment with agents.



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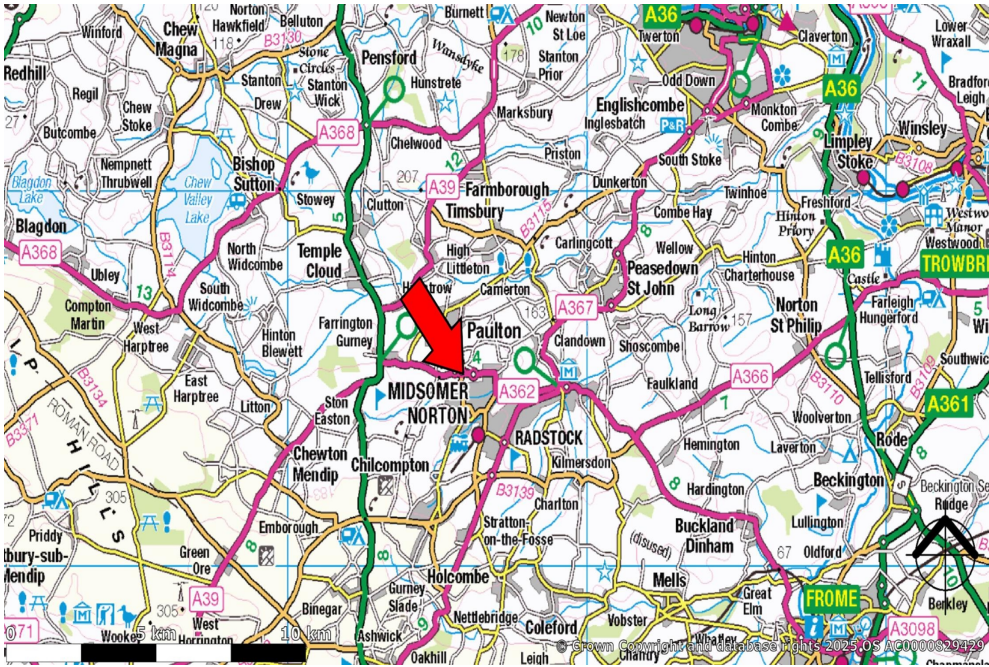
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