

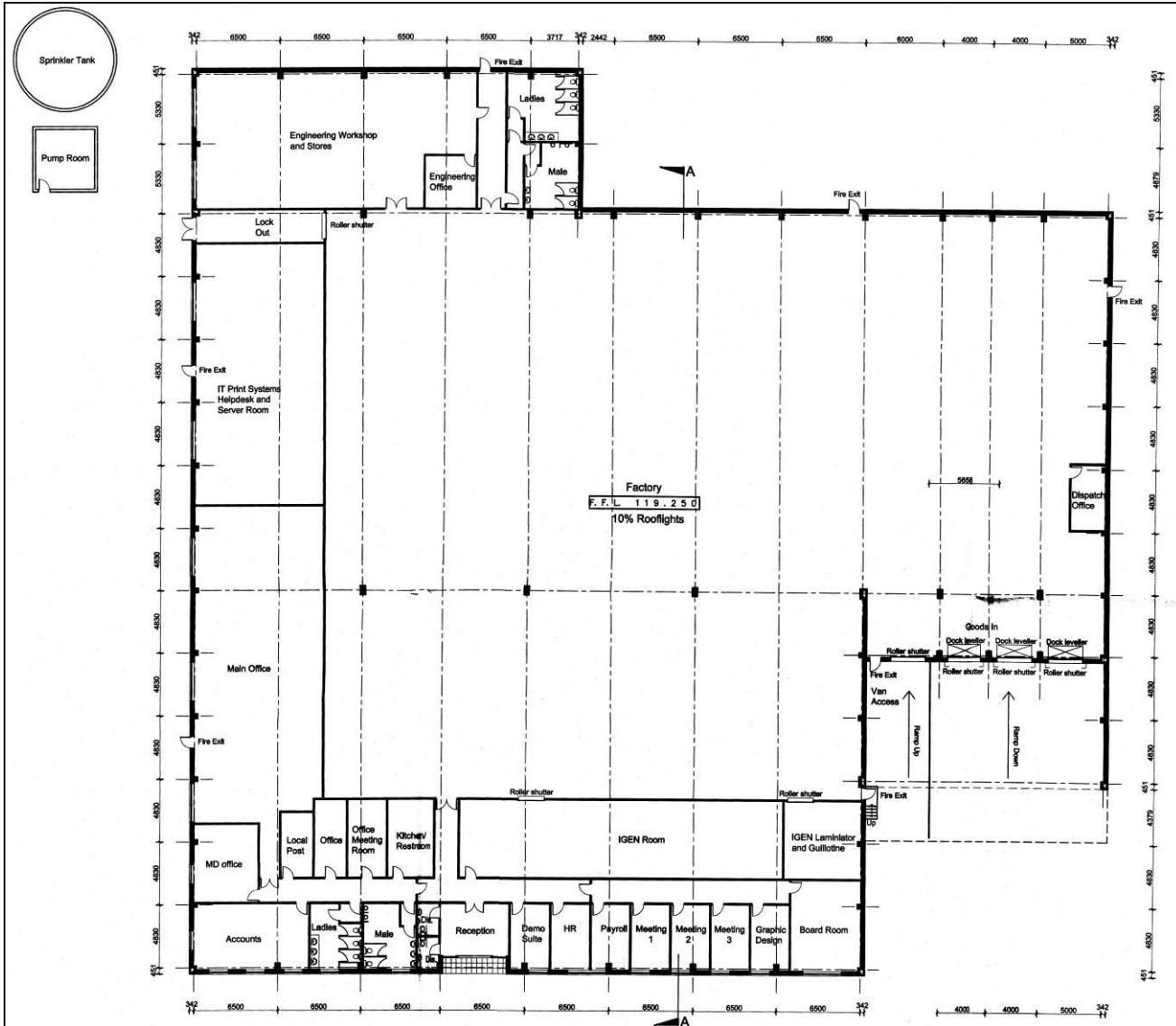
# Proposed New Factory Unit, Third Avenue, Westfield Trading Estate, Radstock BA3 4XD.

New Build Of Approximately 3,920 Sq M (42,196 Sq Ft)

Leasehold or Freehold



The Property People



## Proposed Detached Factory Building On Greenfield Site

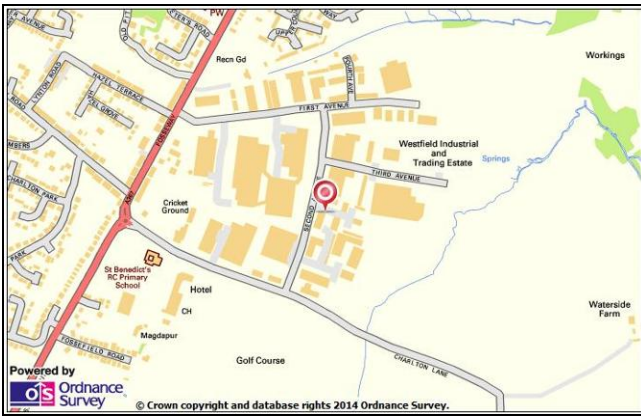
- Proposed Building With Steel Portal Frame
- Block Elevations To Height 2.6M
- Overclad In Brick & Box Profile Sheeting
- Pitched Insulated Roof
- Roller Shutter Access Doors
- Tarmacadam Surface Parking
- Offices

### CONTACT

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## Location

The Westfield Industrial Estate is the principal employment area within the Radstock/Midsomer Norton area and provides premises for businesses such as Buildbase and Dickies. Norton Radstock has a population of approximately 19,000 (including adjoining Midsomer Norton) and is located 17km south of the Georgian city of Bath, 22km south east of Bristol and 13km north west of Frome. The principal route of access to the area is the A37, which runs north to south between Bristol and Yeovil. The proposed unit will be located towards the rear, eastern, edge of the Westfield Industrial Estate accessed from the Main A367 via First Avenue or Charlton Lane just past the junction of First and Second Avenue. There are two main access points into the estate from the Fosseway (A367) – southern access via Charlton Lane; and northern access via First Avenue. The site is currently a green field.

## Description

Planning consent was granted in August 2012 (Reference: 12/02118/FUL) for construction of a single-storey detached factory building with car parking adjacent to Third Avenue. The building specified is to be 3,973.13 Sq M (42,766 Sq Ft) on a site of 1.095 hectares (2.706 acres), providing approximately 38% site coverage. The site layout incorporates 80 car parking spaces, 5 disabled spaces and an appropriate number of cycle spaces. The main building is proposed to have concrete block walling to a height of 2.6M and offices providing approximately 1,415.63 Sq M (15,238 Sq Ft). A full specification may be provided on request and amendments may be agreed to suit an occupier. Amendments may be subject to planning revisions.

## Tenure

The developer proposes to construct the building to suit a purchaser. Alternatively, consideration will be given to a new Lease to the building occupier on terms by negotiation.

NB: It is possible that a larger building may be constructed subject to obtaining planning consent and it may be noted that the site owner owns the adjoining building, currently providing approximately 1,394.46 Sq M (15,010 Sq Ft) with an existing planning consent for an extension providing an additional 1,996.8 Sq M (21,493 Sq Ft).

## Rental/Price

On application.

## VAT

All sale/rental prices and occupational costs will be subject to VAT.

## Business Rates

To be assessed.

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**SUBJECT TO CONTRACT – DECEMBER 2013**

**REF: BAT417**