

Paulton HOUSE

OLD MILLS PAULTON
BRISTOL BS39 7SX

TO LET

1st Floor West Wing

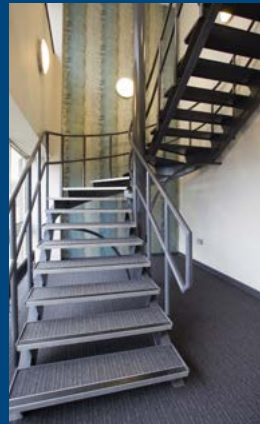
Modern offices

500-9,500 sq ft

(46.45-882.57 sq m)

with extensive parking.

Storage and light production
space also available.



Location

Description & Amenities

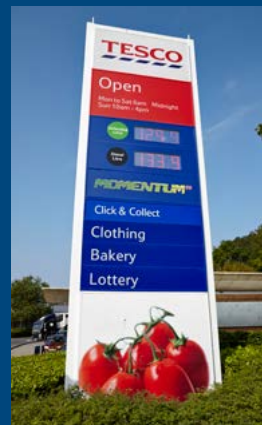
Accommodation, Terms, Rental & EPC

Legal Costs, VAT & Further Info

Location

Paulton House is situated under 15 miles south of Bristol Temple Meads, 10 miles south west of Bath and 10 miles north east of Wells. The property is accessed off the A362, immediately to the east of the A37 and just west of Midsomer Norton.

Paulton House is positioned opposite the Tesco Superstore and Old Mills Industrial Estate. There is a good level of local amenities available. Access to the site is via an access road shared with the neighbouring retail store.



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Description

Constructed in the 1980s as the Great Mills/ Focus DIY headquarters, the building is set in 3.5 acres of landscaped grounds with extensive car parking. The building offers some of the largest occupational floor plates in the area. Paulton House is a 2 storey building that was designed in three wings with a central reception and core that includes a lift. With toilets in each wing there is considerable flexibility to the layout. The subject accommodation comprises the West Wing of the First Floor and provides modern open plan accommodation which offers a versatile range of suite sizes from 500-9,500 sq ft (46.45-882.57 sq m). The accommodation benefits from the availability of amenities associated with the successful Paulton House Serviced Office Centre which occupies managed offices on the remainder of the First Floor.

A business lounge, kitchens, break out area and business support are all available.

Amenities

- Central heating included
- Electricity included
- Reception and security services included
- Waste management included
- Easy parking
- 24 hour access
- Fast leased line internet connection
- Meeting facilities
- Kitchen facilities
- Newly refurbished with LED light panels, perimeter trunking and carpeting



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Accommodation

A range of office suites is available ranging from 500-9,500 sq ft (46.45-882.57 sq m) measured on a net internal area basis.

In addition space is available for storage and light production.

Terms

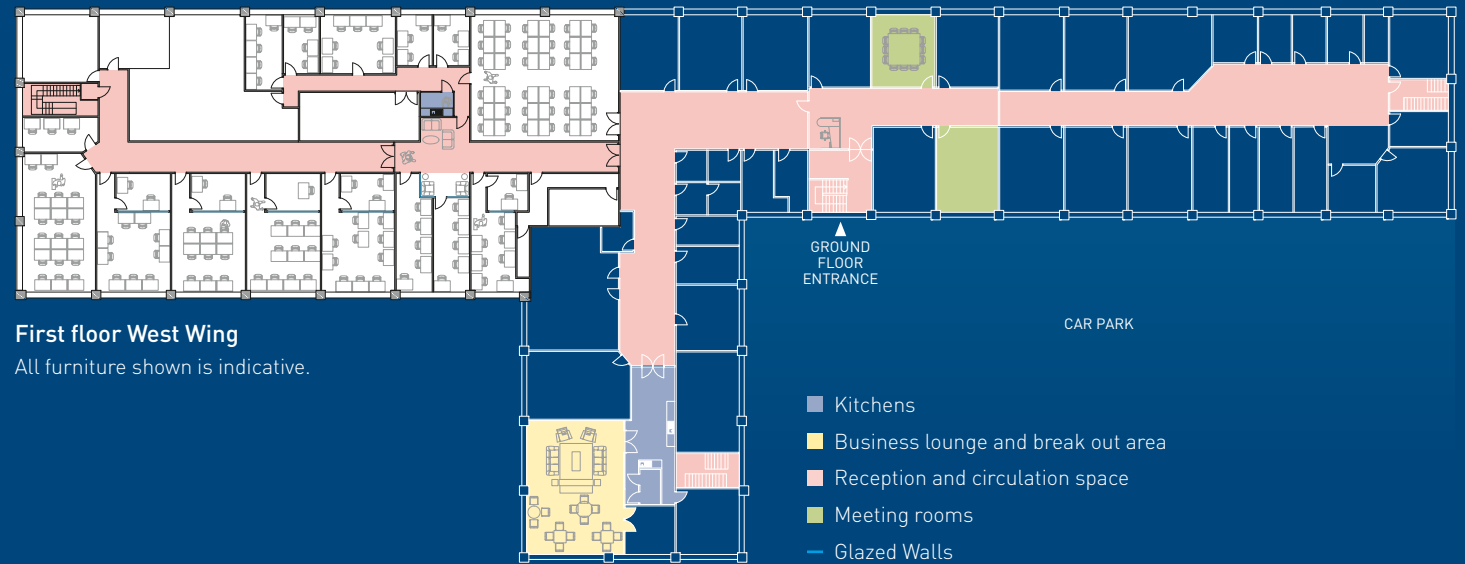
The offices are offered to let on flexible lease terms for lease lengths to be agreed.

Rental

Competitive terms include all normal service charge items, excluding VAT and business rates. Further details are available upon application.

EPC

The building benefits from an EPC rating D.



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Legal Costs, VAT & Further Info

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transactions.

VAT

All terms quoted are exclusive of VAT where applicable.

Further Information

For further information, or to arrange an inspection, please contact the joint sole agents.

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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. CJ/HTC/Hollister HD2285 05/19