



Unit 1 New Rock Industrial Estate, Rock Road, Chilcompton BA3 4JE

**TO LET
FOR SALE**

Detached Industrial Unit Fitted as a
Cold Food Store with Ample Parking

**6,413 Sq Ft
(596 Sq M)**

DESCRIPTION

Detached Industrial unit currently fitted as a cold food store situated on a low density site with ample parking. The unit benefits from two roller shutter entrances, one entering the chilled/freezer half of the unit, the other into an ambient warehouse with a walk in chilled room to the rear. Additionally the unit has a pedestrian entrance that leads to a small foyer with W.C. and stairs to the first floor offices. To the rear of the unit is some further mezzanine storage.

- ✓ Available to Lease or Purchase
- ✓ Low Density Site
- ✓ Fitted as a Cold Food Store
- ✓ Rural location with good access to Bath and Bristol
- ✓ 18 miles from J3 of the M32
- ✓ Fridge/Freezer equipment only circa 2 years old



LOCATION

New Rock Industrial Estate is a popular location located south of Chilcompton on the B3356, approximately 5 miles south of Radstock Town Centre. The unit is in easy reach of both the cities of Bath approximately 12 miles to the north east and Bristol approximately 18.5 miles to the north. Junction 3 of the M32 is 18 miles to the north linking to the M4 and M5 motorways.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	4,462	415
First Floor - Offices etc.	818	76
Mezzanine Storage	1,133	105
Total	6,413	596

VAT

All prices and rents are quoted exclusive of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available either on a new FRI lease with an annual rent of £40,000 per annum or to purchase on a freehold basis with an asking price of £550,000.

EPC EPC Rating: C



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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