



Chartered Surveyors

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UNIT 1 ROCK ROAD

CHILCOMPTON BA3 4JE



TO LET

619.66 SQ M (6,670 SQ FT) GROSS INTERNAL

**COLD STORE & WAREHOUSE/PRODUCTION
+ OFFICES AND GOOD PARKING**

**SITUATED SOUTH OF CHILCOMPTON ON THE B3356 ABOUT 5
MILES TO THE SOUTH OF RADSTOCK TOWN CENTRE**

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These particulars are intended to give a fair description of the property but their accuracy is not guaranteed and they do not form part of an offer or contract.

1 Rock Road, Chilcompton, Radstock BA3 4JE

ACCOMMODATION:

Entrance Foyer with access to WC and first floor

Warehouse/Workshop: 28.39m x 6.60m 245.72 sq m (2,645 sq ft), rear offices

Chiller/Warehouse: 7.21m x 7.09m 40.00 sq m (409 sq ft)

Freezer/Warehouse: 17.73m x 6.33m 112.23 sq m (1,208 sq ft), canopy to front

First Floor Front Offices: 6.08m x 5.58m, 4.52m x 2.51m, 3.68m x 2.95m, WC

First Floor Rear Storage: 13.76m x 7.67m.

SERVICES:

Mains electricity, water and drainage connected.

BUSINESS RATES:

The property is assessed at Rateable Value £32,500.

ENERGY PERFORMANCE:

The premises are asset rated at 74, within Group C. Further information available from the agent.

LEASE:

The unit is to let for **5 years**, longer by negotiation, on a full repairing and insuring basis.

RENT:

Rental offers are invited at **£40,000 a year**, subject to upward only review at the end of year 5.

COSTS:

Each party to pay their own costs.

VIEWING:

By appointment with the agent Derek Walker Chartered Surveyors **01225 448944**
gwalker@derekwalker.co.uk

NOTE:

Please visit www.derekwalker.com to view our privacy policy.

We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those wishing to inspect are advised to check availability in advance, particularly if travelling from a distance.