



Chartered Surveyors

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51 FIRST AVENUE, WESTFIELD

RADSTOCK BA3 4BS



TO LET

**SHOWROOM & OFFICES + PLENTY
OF CAR PARKING**

529.54 SQ M 5,700 SQ FT

SITUATED ON THE ESTABLISHED WESTFIELD INDUSTRIAL ESTATE

www.derekwalker.com

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.

51 First Avenue, Westfield, Radstock

ACCOMMODATION:

Ground Floor:

Showroom/Office 1,951 sq ft

First Floor:

Main Office 1,866 sq ft

Office 698 sq ft

5 Private Offices totalling 1,098 sq ft
Kitchen & WCs

Outside:

30 + parking spaces.



SERVICES:

All mains services connected. Gas fired central heating.

BUSINESS RATES:

To be included in the overall rent payable.

ENERGY PERFORMANCE:

The offices are asset rated at 79, within group D. Further information is available from the agents.



TERMS:

The offices are available to let for up to 5 years on an internal repairing and insuring basis. The tenant will not have security of tenure.

RENT:

On application.



VIEWING:

By appointment with the joint agents:

Carter Jonas **01225 747268** Colin Scragg

Derek Walker **01225 448944** Geoff Walker.

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.