

TO LET / FOR SALE
Midsomer Norton

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PROPERTY CONSULTANTS



OFFICES TO LET / FOR SALE

**Alcan Site
Nightingale Way
Midsomer Norton
Radstock
BA3 4NL**

**545 - 8,791 sq ft
(50.6 - 816.7 sq m) net approx**

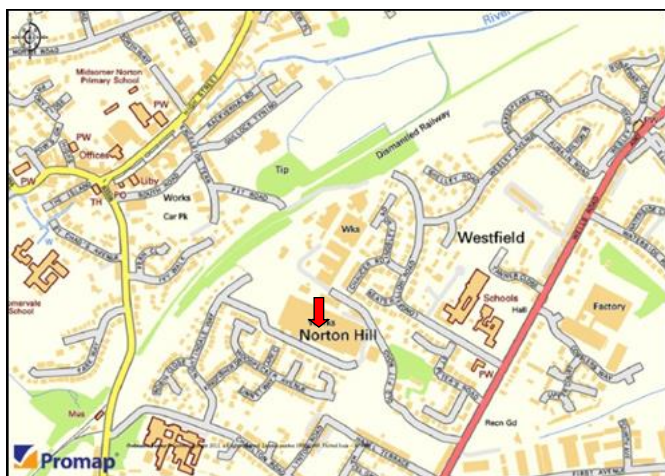
First and second floor office accommodation with onsite car parking



Alcan Site, Nightingale Way, Midsomer Norton, Radstock, BA3 4NL

Location

The former Alcan Factory site is located within Midsomer Norton just off the A367 and B3355. Midsomer Norton is approximately 10 miles south west of Bath via the A367 and approximately 17 miles north of Bristol via the A37.



Description

The available office accommodation is located to the North West of the site adjacent to the Sun Chemicals Building.

The accommodation comprises a three storey office building with a community centre to the ground floor.

The available accommodation is arranged over first and second floors and is finished to a shell specification with capped off services and can be offered as a whole or on a floor by floor basis.

The accommodation further benefits from allocated on-site carp parking.

Accommodation

| Area | Sq ft | Sq m |
|--------------|--------------|--------------|
| First floor | 4,389 | 407.75 |
| Second floor | 4,402 | 408.95 |
| TOTAL | 8,791 | 816.7 |

All measurements are approximate Net Internal Areas.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We are advised that the accommodation has planning consent for office accommodation, but any occupier should make their own enquiries to the Planning Department at Bath & North East Somerset Council www.bathnes.gov.uk.

Lease

The accommodation is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

Consideration will be given to the disposal of the long leasehold interest.

Legal Costs

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

Rent/Price

Upon application

Business Rates

Interested parties should make their own enquiries to South Gloucestershire District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

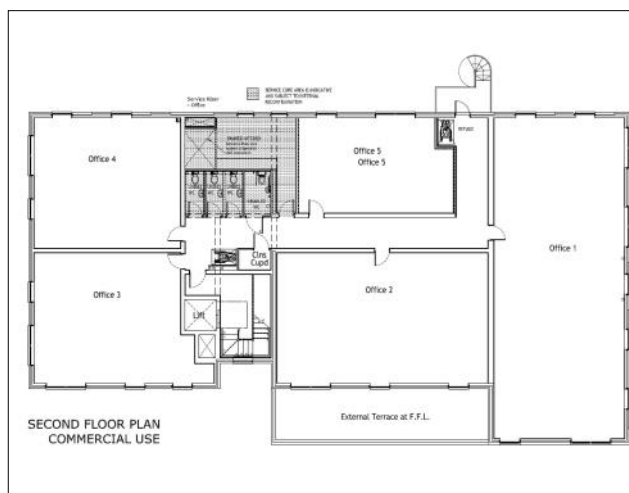
Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Indicative floor plan

Viewing Arrangements

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

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