

# Unit 5, Highbury Farm Business Park

Marsh Lane, Hallatrow, BS39 6EH

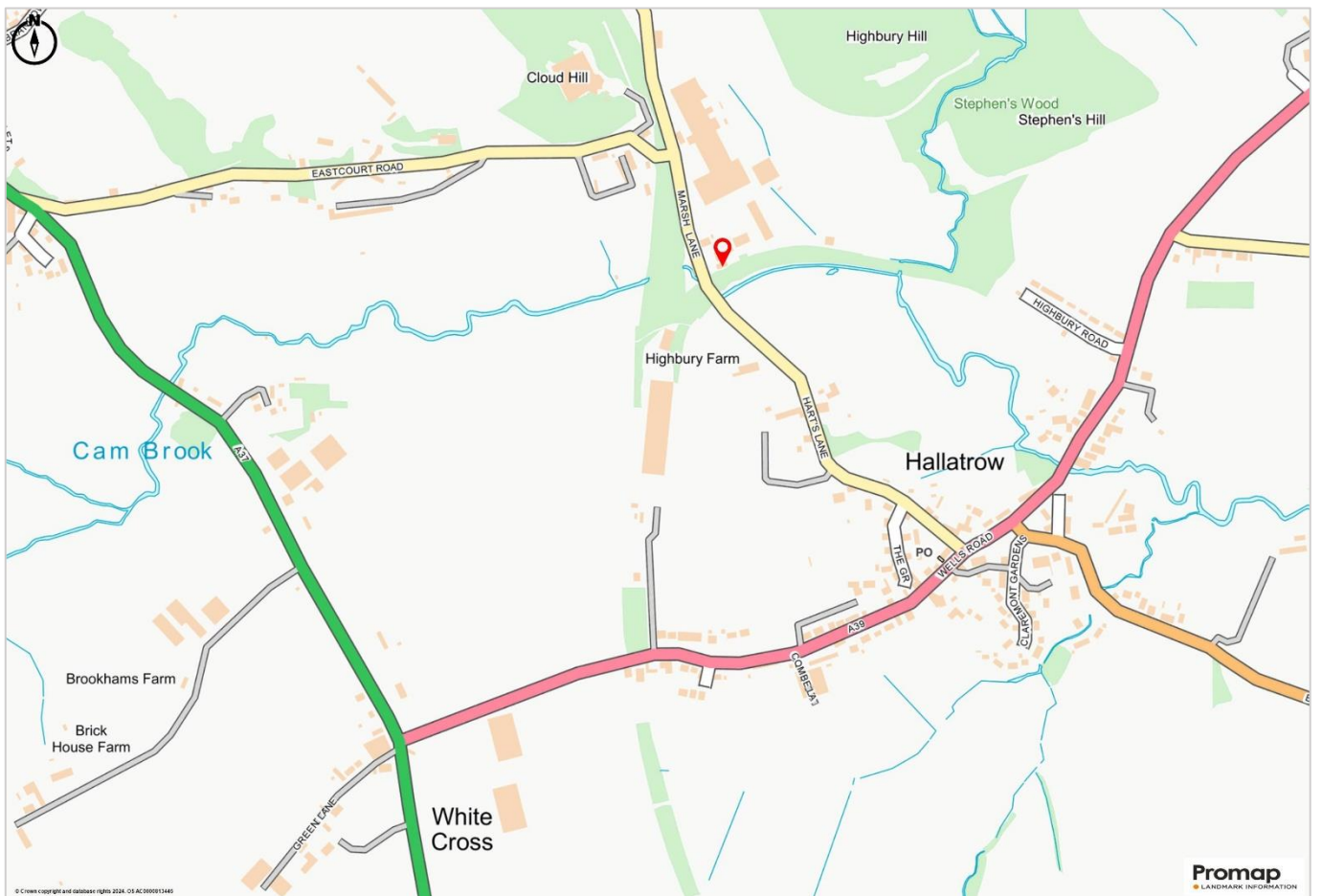
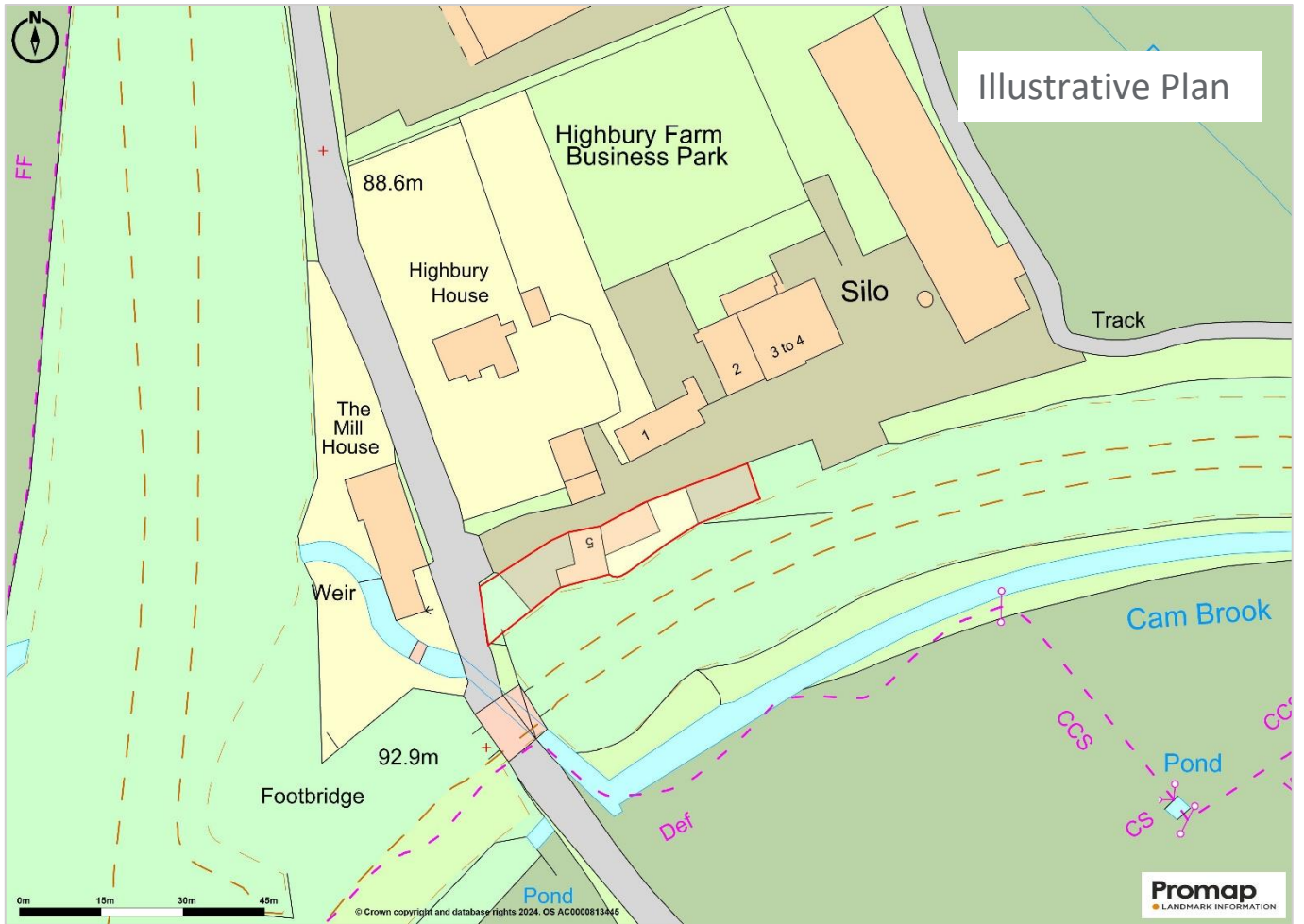
COOPER  
AND  
TANNER



Freehold detached office building finished to an excellent standard.  
Approximately 1,510sqft GIA. Ample on site parking.

**For Sale £265,000**





## Description

A detached office building that has been finished to a high standard. It provides good quality office accommodation and may offer scope for alternative uses, subject to any necessary consents.

The internal accommodation is arranged as follows.

Reception Area (25.56sqm) plus corridor. WC (2.87sqm). WC (3.40sqm). Kitchen (8.03sqm) fully fitted with base units and integrated appliances. Office 1 (15.39sqm). Office 2 (26.96sqm) dual aspect with a large glazed window. First Floor Office (27.64sqm) dual aspect windows, again providing ample natural light.

Attached Garage/Store (30.58sqm) accessed via Office 2 and separate pedestrian and garage door.

Gross Internal Area Approx. 140.43sqm / 1,510sqft

Externally there is a parking area to either side of the property.

Access is taken via rights of access over neighbouring property/estate road into Highbury Farm Business Park. No service charge is currently payable.

The building is of block construction under pitched tile roof, uPVC double glazed windows. Gas central heating.

## Viewings

By appointment only through the sole agents.  
**Cooper and Tanner Commercial Department**  
**Tel. 03450 34 77 58**

## EPC Rating

Awaiting EPC. To be confirmed.

## Location

Situated off Marsh Lane to the north of Hallatrow. It is well positioned for convenient access to the A37 and A39 as well as access to Bristol or Bath. Nearby Midsomer Norton / Radstock offer all the usual everyday amenities.

**W3W ///trappings.sparrows.outermost**

## Tenure

Freehold. Vacant possession upon completion.

## Services

We understand that the property is connected to mains electricity, gas, water. Private drainage.

## Planning

Local authority B&NES Council. Situated within Flood Zone area 3. Interested parties should rely on their own enquiries in respect of any planning history, opportunities and existing consented uses and works with the local planning authority.

## Business Rates

£13,500 (Rateable Value, not rates payable).  
Area: 135.6sqm

## VAT

VAT is **not** payable on the purchase price.

## Asbestos

We have not been provided with an asbestos management survey. Purchasers must satisfy themselves in this regard.

## Agents Note

To the north eastern side of the property we understand that there is a restrictive covenant preventing any further built development/it is to remain open green space.

## COMMERCIAL DEPARTMENT

Telephone 03450 347758

[commercial@cooperandtanner.co.uk](mailto:commercial@cooperandtanner.co.uk)

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