

**WAREHOUSE/ INDUSTRIAL UNITS TO LET  
TOGETHER OR SEPARATELY  
2,468 – 4,664 sq ft (230 - 434m<sup>2</sup>)**



**1 AND 2 WELLS ROAD, BATH BA2 3AP**

- Modern units with loading door and 5.1m eaves (5.87m ridge)
- City centre location just west of Churchill Bridge roundabout
- Offices + kitchen
- 3-phase power
- Forecourt parking and 3 allocated spaces each plus visitor
- Visible coming into Bath and adjoining Great Western Wine

**[www.derekwalker.com](http://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.

The properties lie just south of the City Centre and are bordered by Wells Road to the South and the London to Bristol railway to the north. These are two of four units built in 1981 to a good standard with steel trusses, blockwork lined plastic coated profiled steel walls, coated profiled steel roofs with daylight panels, 4.0m high roller loading door, integral office and WCs and ceiling mounted lighting.

Road access is from a service road off the A367 Wells Road. The river Avon is close by and the city centre and Bath Spa station are in easy walking distance

**Ground Floor**

Unit 1: Warehouse/Production Area: 12m x 17.0m including two offices, kitchen and WCs.

Unit 2: Warehouse/production area: 11.87x16.99m plus store over front kitchen WCs 6x4.6m.

**FLOOR SPACE SUMMARY (GIA)**

Unit 1: GF	204.0m <sup>2</sup>	2,196 sq ft
Unit 2: GF	201.6m <sup>2</sup>	2,171 sq ft
FF	27.6m <sup>2</sup>	297 sq ft
Total	433.2m <sup>2</sup>	4,664 sq ft

**BUSINESS RATES**

Rateable Values:

Unit 1 £14,750

Unit 2 £14,000

**TERMS**

The properties are to let singly or together for 8 years, full repairing and insuring terms, security of tenure excluded, at an initial rent of **£25,000 + VAT** per annum each. There will be a rent review and mutual break at the end of the fourth year.

There is a small estate service charge.

**VIEWING**

By prior appointment please through the agents Derek Walker, Chartered Surveyors.

Ref: Derek Walker

[dwalker@derekwalker.co.uk](mailto:dwalker@derekwalker.co.uk)

**NOTE**

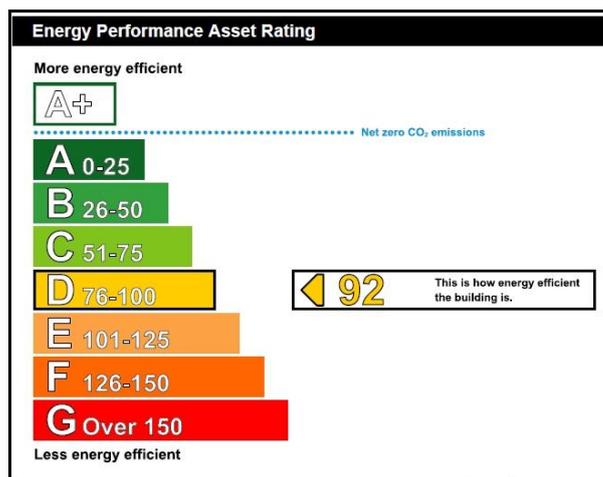
We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those wishing to inspect are advised to check availability in advance, particularly if travelling from a distance.



Interior of unit 1 facing north



Location



Energy Performance