



Chartered Surveyors

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WAREHOUSE/WORKSHOP & OFFICES

2,640 sq ft (245m²)



UNIT 5, BRASSMILL ENTERPRISE CENTRE BRASSMILL LANE, BATH

- **Ground floor warehouse/showroom/workshop**
- **First floor offices, part open-plan, part partitioned**
- **Offers may be considered for separate floors**
- **Kitchen and WC on each floor**
- **Double-glazed windows and gas central-heating**
- **Forecourt and further allocated parking spaces**
- **Fibre to estate cabinet**

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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.

Brassmill Enterprise Centre is a mixed estate of warehouse, office, workshop and studio premises 2 miles west of Bath city centre. Access off the A4 Upper Bristol/Newbridge Road is via Locksbrook Road from the east, or Brassmill Lane from the west.

Unit 5 is on the north corner with a roller shutter and pedestrian doors from the NW side. The first floor projects over the parking and loading area. There are also allocated parking spaces to the side.

GROUND FLOOR	1,228 sq ft	114m ²
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A clear warehouse or workshop/showroom space: 7.5m x 14.68m, with kitchen and WC.

FIRST FLOOR	1,415 sq ft	131m ²
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Open-plan office space: 7.54m x 17.4m, partitioned along one side to provide private office, server room, meeting room. At the rear is a kitchen area and WC.

The offices have suspended ceilings, gas-fired central heating, plentiful double-glazed windows with blinds. Security alarm available for re-connection.

TERMS

To let on a new lease, security of tenure excluded, of negotiable length at **£28,800 per annum exclusive**.

Offers may be considered for each floor separately

Tenants are responsible for keeping the property in good repair and decorative order, reimbursing the landlord's building insurance premium and Unit 5's share of the estate service charge.

BUSINESS RATES

The Rateable Value is £14,750 making rates payable in 2020-21 £7,360.25, or **£6,746.90** if these are the tenant's only business premises.

VIEWING

By prior appointment only, through the agents:
Derek Walker, Chartered Surveyors.
Ref: Hugh Warren, hwarren@derekwalker.co.uk

NOTE: Areas quoted are measured to IPMS 2-Industrial. We have not tested any equipment or services. Applicants should arrange for their own investigations into working order. Those travelling to inspect are advised to check availability in advance.



EPC: Energy performance assessed 111 in Band E.

BA1 3JN