

**WAREHOUSE / WORKSHOP UNIT
WITH 2021 NEW ROOF
5,000 sq ft (464m²) TO LET
+ 1,590 sq ft (148m²) MEZZANINE**



**UNIT 6, LOCKSBROOK ROAD TRADING ESTATE
BATH**

- Mid-terrace warehouse or workshop
- 1.5 miles west of Bath city centre
- Forecourt parking + additional spaces in estate car park
- 3-phase power and LED lights
- Two 1st floor offices & extensive mezzanine storage
- Rear door to grassed area and riverside cycle path

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.

Locksbrook Road Trading Estate is a terrace of 8 large units a little under 1.5 miles west of Bath city centre.

Road access is from the Upper Bristol Road (A4) via Locksbrook Road or Station Road. The river Avon is close by with its cycle path running east into Bath city centre and west to Bristol. A footbridge leads to the Lidl store and Lower Bristol Road.

Unit 6 has a front apron with room for up to 5 vehicles and 3 further spaces in the estate car park (with electric barrier) at the east end next to Unit 1.

A tall roller shutter door serves the warehouse area: 29.0m full depth x 12m.

The pedestrian door leads into a lobby with WC off and door to an open-plan area suitable for reception, office or trade counter. It has a pedestrian door directly to the front. Upstairs are two further office areas and second WC.

Sturdy mezzanines have been installed along the west side and at the rear. Some space below the west mezzanine has been enclosed to provide separate workshops. The majority of the lighting is LED.

BUSINESS RATES

Rates payable for the year to 31 March 2022 are approx. £16,716.50.
(The Rateable Value is £33,500.)

TERMS

The property is to let on a new lease for 5 to 10 years, on full repairing and insuring terms, at **£50,000 + VAT** per annum.
There is an estate service charge.

VIEWING

By arrangement with the agents Derek Walker.
Ref: Hugh Warren
hwarren@derekwalker.co.uk

EPC: Energy Performance rated at 107 in Band E

NOTE: We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those travelling to inspect are advised to check availability in advance.
To view our privacy policy please visit www.derekwalker.com

Unit 6 Locksbrook Road Trading Estate BA1 3DZ

Riverside path behind units >>

