

WORKSHOP/WAREHOUSE

TO LET

1,413 sq ft (131m²)



151 LOCKSBROOK ROAD

BATH

BA1 3EJ

- One mile west of Bath city centre
- Parking space for up to 4 cars or vans
- Suitable for workshop/storage, or potential office use
- Small fenced yard areas surrounding
- 3 phase electricity supply, gas central-heating

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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.

Situated south of the A4 Upper Bristol Road about a mile west of the city centre, the workshop is opposite Bath Spa University's School of Arts & Design. Bath's main industrial areas are off Locksbrook Road and Brassmill Lane beyond.

Locksbrook Road is a fork left off the A4 shortly after the Windsor Bridge traffic lights, by the VW dealership. 151 is on the right hand side on the corner with Station Road. The local shopping area of Chelsea Road is immediately across the A4 from Station Road.

151 is a 1930s former telephone exchange, solidly built of rendered brickwork under a tiled roof. Floors are concrete and internal height approx 3.35m (11ft). The accommodation comprises:-

Reception Area: 6.83m x 5.18m with a partition to

Workshop: 6.83m x 7.81m with double doors and ramp to front yard area.

Store: 5.56m x 2.31m

Kitchen/Staff: 5.58m x 3.97m with gas boiler.

2 WCs

Lobby with back door to enclosed yard.

Access to the parking is from Station Road.

BUSINESS RATES

Rates payable in 2020-21 are **£nil** if these are the tenant's only business premises, or £4,141.70 otherwise (the rateable value is £8,300).

TERMS

To let on a new lease for 3 years, security of tenure excluded, on full repairing terms. The tenant repays the building insurance premium. There will be a mutual break option (6 months' prior notice) at the end of Year 2.

Rent: £17,500 per annum (no VAT)

EPC: Energy Performance assessed 124 in Band E

VIEWING

By prior appointment only, through the agents:
Derek Walker, Chartered Surveyors.
Ref: Hugh Warren, hwarren@derekwalker.co.uk
Or Derek Walker, 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 travelling to inspect are advised to check availability in advance. To view our privacy policy please visit www.derekwalker.com



Side View and rear yard from Station Road