

**LIGHT INDUSTRIAL / FACTORY
OR POSSIBLE WAREHOUSE
23,660 sq ft (2,191m²) TO LET**



**THE LAUNDRY
LOWER BRISTOL ROAD
BATH**

- Detached industrial premises on 1 acre site
- 0.75 miles west of Bath city centre
- Forecourt parking + additional spaces at rear
- 3-phase power and gas supply
- 1st floor offices & mezzanine staff and office facilities

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The property is situated on the south side of the A36 Lower Bristol Road, midway between the Ivo Peters circulatory and the junction with Windsor Bridge Road.

It is a purpose built laundry c.1880 on steel frame with mainly Bath stone and reconstructed stone walling. The roof is timber trussed over the main section and elsewhere a mix of pitched and flat roofs.

Front Offices & Reception: in a modern two storey section.

Main Laundry: approx. 18.5m wide x 39m with max. eaves height of 6.5m, open to a lower height extension to the west. Extensions to the east house boiler and plant rooms, loading bays etc. taking access from a narrow driveway.

Mezzanine Floor: with offices and staff rooms.

Single Storey Workshop: 33.8 x 6.4m + 13.1 x 9.23m; a separate building to the rear - cavity blockwork walls under pitched sheet roofs.

A large open water storage tank takes water from the Marl Brook which runs along the west boundary.

Parking for about 15 cars to the rear and 8 on the forecourt area.

FLOOR AREAS	m ²	sq ft
Ground floor		
Reception, office and sorting	161	1,733
Factory	1,416	15,242
Detached workshop	309	3,326

First Floor		
Front offices	101	1,087
Mezzanine store, staff, office	<u>213</u>	<u>2,293</u>
Totals	2,200	23,680

EPC

Energy Performance Asset Rating of 79 (Band D)

BUSINESS RATES

Rates payable for the year to 31 March 2021 are approx. £28,416. (The Rateable Value is £55,500)

TERMS

The property is to let on a new full repairing and insuring lease for 5 to 10 years at **£145,000** a year exclusive of rates and other outgoings. Consideration will be given to sale of the freehold.

BA2 3BX

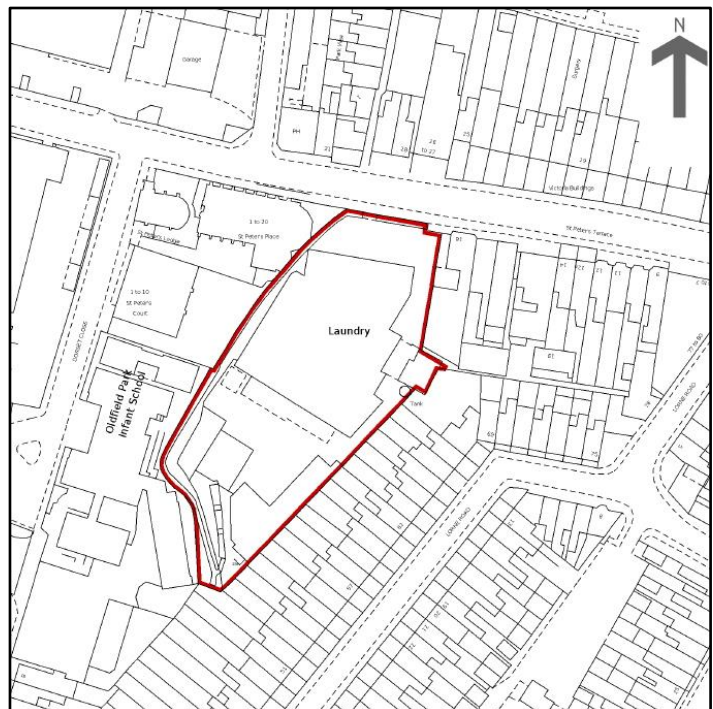
VIEWING

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



Bing Maps from the north



Ordnance Survey – site plan