

WAREHOUSE OR WORKSHOP UNIT

6,140 sq ft (570.5m²) TO LET

+ 11 parking spaces



**UNIT 11 FOXCOTE AVENUE
BATH BUSINESS PARK
PEASEDOWN ST JOHN
NR BATH BA2 8SF**

- **Modern end-terrace warehouse/factory**
- **5 miles south of Bath city centre**
- **Forecourt parking + additional spaces allocated**
- **3-phase power and mains services**
- **Smooth floated concrete floor**

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Bath Business Park at Wellow Lane, Peasedown St John has the Circle Hospital at its entrance, BMW and AUDI showrooms and a mix of office and industrial units.

Road access is off the A367 Bath to Radstock Road. Bath Station is 10 minutes' drive on a good day.

Unit 11 has a front apron with room for 5 vehicles and 6 further spaces in the estate car park (with electric barrier).

A tall roller shutter door serves the warehouse area: 25.78m full width x 22.83m deep.

Personnel door into a reception office with two WCs off and kitchenette space.

Heating is by two gas fired wall mounted warm air heaters.

Telecoms and Wi-Fi cabinet with cabling to points around the warehouse to remain.

BUSINESS RATES

Rates payable for the year to 31 March 2022 are approx. £16,896.
(The Rateable Value is £33,000)

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: Geoffrey Walker or Hugh Warren
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hwarren@derekwalker.co.uk

EPC: Energy Performance Asset Rating of 54
(Band C)

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.

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Interior before fit out.



The entrance



Parking spaces to the side of the unit

BA2 8SF