

2 STOREY OFFICES FOR SALE

1,600 sq ft (149m²)

**+ PARKING FOR UP TO 7
& GARAGING (350 sq ft - 33m²)**



8 BRASSMILL ENTERPRISE CENTRE BRASSMILL LANE BATH

- **Prominent corner position on trading estate**
- **1.5 miles west of Bath city centre**
- **Ground Floor with glazed frontage and security shutter**
- **Larger First Floor offices and showroom**
- **Garage space for storage or 2 vehicles**

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Brassmill Enterprise Centre is an estate of warehouse, office, and studio premises 2 miles west of the city centre. Access from the A4 is via Locksbrook Road coming from the east, or Brassmill Lane if approaching from the west.

No.8 has good visibility, occupying the front corner of the main block. The net floor space is 1,600 sq ft - 149m² (or 1,800 sq ft GIA - 167m²) + 350 sq ft of garage.

Ground Floor

Reception/Showroom: 6.3m x 6.4m, divided by a part-glazed partition and with further store cupboard.

First Floor

Front Office: 6.2m x 6.4m with 2 good front windows and additional store cupboard.

Centre Office: 7.6m x 4.7m with windows to both sides.

A small inner office has been partitioned off.

Rear Office: 3.8m x 4.6m with large window.

Kitchen: 2.3m x 1.4m

WC; + Store (former WC): 2.5m x 1.9m

Parking & Garage

Frontage parking for 3 cars. The title also includes a separate parking space; this is long enough for 2 cars. 2 cars can also be parked along the side of the building. The garage 4.6m x 7.2m has a roller shutter door. It has an open boundary with the similar garage for Unit 7.

(The electrical power room for the estate is between the office reception and garage. It is not part of No.8's title and very occasional access is needed.)

BUSINESS RATES

Rates payable in 2020-21 are **£Nil** for occupiers having no other business premises, or £5,910.25 otherwise. (The Rateable Value is £11,750.)

PRICE

£365,000 (no VAT)

The titles of all the estate units are 999 year leasehold from 1987. There is no ground rent but each owner has a share in the management company and pays a due share of the estate maintenance and insurance charges.

EPC: Energy Performance assessed at 50 in Band B.

VIEWING

By prior appointment only, through the agents:

Derek Walker, Chartered Surveyors.

Ref: Hugh Warren, 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 **BA1 3JN**