



**Chartered Surveyors**

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**WAREHOUSE/WORKSHOP UNIT TO LET**

**4,495 sq ft (418m<sup>2</sup>)**

**WITH PARKING FOR 7+ CARS OR VANS**



**4 ASHMANS YARD, LOCKSBROOK ROAD, BATH**

- 1.5 miles west of Bath city centre
- 3,180 sq ft + 1,315 sq ft mezzanine, with new floor
- Fully re-covered roof (2022) with guarantee
- Tall loading door, external security shutter to office
- 3 phase power, good parking
- Next to Bath-Bristol riverside cycle path

**[www.derekwalker.com](http://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.

Ashmans Yard comprises two pairs of brick clad, steel framed units with a yard and parking areas between.

From the A4 Upper Bristol Road heading west, turn left into Locksbrook Road shortly after the Windsor Bridge traffic lights. At the next crossroads turn left and bear right past Locksbrook Road Trading Estate. Ashmans Yard is just beyond.

Unit 4 has a parking area in front of the unit alongside the hedge and fence to the riverside pedestrian and cycle path. There is comfortably room for 7 or 8 cars.

**Warehouse/Workshop:** full internal dimensions are 10.35m x 25.8m average depth. Eaves height is 5.6m sloping up to 7m with 4.7m height roller shutter door.

The ground floor office and entrance is protected by an electrically operated shutter door. The **Office/Kitchen** measures 2.78m x 4.87m. There are **2 WCs**.

**First Floor Office:** 4.87m x 4.76m with door through to **Mezzanine:** 5.87m x 20.8m in two areas with windows to the warehouse, new flooring, LED lighting and mechanical ventilation.

Heating is by an oil-fired boiler to radiators and there is a security alarm.

#### **BUSINESS RATES**

Rates payable in 2021-22 are **£11,102.75** based on the rateable value of £22,250.

#### **NEW LEASE**

Unit 4 is to let on a new full repairing lease at **£43,000** per annum (exclusive of VAT if payable).

**EPC:** Energy Performance assessed at 87 in Band D

#### **VIEWING**

By prior appointment only, through the agents:  
Derek Walker, Chartered Surveyors.

Ref: Hugh Warren, [hwarren@derekwalker.co.uk](mailto:hwarren@derekwalker.co.uk)

**NOTE:** measured to IPMS3-Office. 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](http://www.derekwalker.com)

#### **4 Ashman's Yard BA1 3DZ**

