

SELF-CONTAINED FIRST FLOOR OFFICE SUITE 1,170 sq ft (109m²) TO LET + PARKING



12 BRASSMILL ENTERPRISE CENTRE BRASSMILL LANE, BATH

- Open plan with 2 partitioned rooms + kitchen /staff room
- Parking spaces with room for 5 cars
- Estate location on the western outskirts of Bath
- LED lighting, gas central heating, double-glazed windows
- Close to the main Bristol to central Bath cycle path

£12,750 per annum rent

www.derekwalker.com

Brassmill Enterprise Centre is a mixed estate of warehouse, office, workshop and studio premises approximately 2 miles west of the city centre. Access off the A4 Upper Bristol/Newbridge Road is via Locksbrook Road from the east or Brassmill Lane from the west.

The office suite has its own front door entrances and staircases between Nos. 9 and 10, and between Nos. 11 and 13. The accommodation comprises:-

Open-plan Office: 15.07m x 6.54m with 4 double-glazed windows to the front, suspended ceiling grid with integral LED lighting, and gas central heating radiators.

One end has two office rooms created by glazed partitions.

Kitchen/Staff Room: 3.6m x 3m, with front window, and a range of units with worktop and wall cupboards.

The south staircase leads to the ground floor; there are separate men's and ladies W.C.s with wash basins. From the lobby is a pedestrian door to the exterior.

Parking: Near the entrance to the estate, opposite Unit 8, is a parking area; the part allocated to No.12 has room for 5 cars (one single and two double length adjacent spaces). Further on street parking is available on Brassmill Lane.

TERMS

To let for 2 to 5 years, excluding security of tenure (with a rent review after the 3rd year if let for 4 years+).

Rent: £12,750 per annum (no VAT)

The tenant is responsible for repair and decoration of the interior and of the two entrance doors. The landlord makes a fixed charge of **£1,200** per annum towards building insurance, the estate service charge, structural and external repairs and maintenance. These items are otherwise solely the landlord's responsibility.

BUSINESS RATES

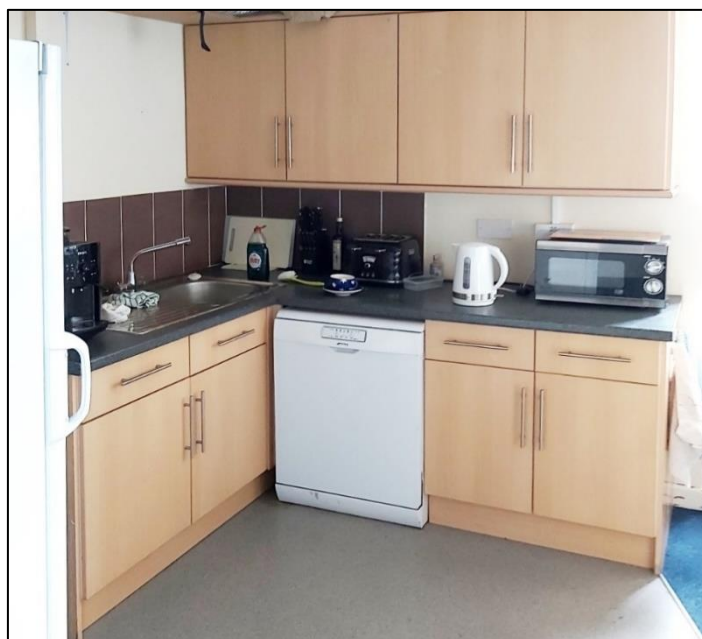
£1,590.56 payable in 2024-25 if these are the tenant's only business premises (otherwise £6,362.25; the rateable value is £12,750.)

EPC: Energy performance assessed at 78 in Band "D".

VIEWING

By arrangement with the agents: Derek Walker
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. For our privacy policy see www.derekwalker.com



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