



**Unit 12 Industrial Quarter
Bath Business Park
Peasedown St John
BA2 8SF**

Mid-terrace warehouse unit with offices.

Approximately 6,440 Sq Ft (598.25 Sq M)

- **Rare modern freehold opportunity available.**
- **Located on an established industrial estate.**
- **Good access to A367 and Bath.**

LOCATION

Unit 12 is located on the Industrial Quarter within Bath Business Park in Peasedown. The premises is located 6.9 miles from Bath City Centre and has good access to the A367 and A37 to Bath and Bristol. The Peasedown industrial area has a range of occupiers including: Mercedes, Halsall Construction, Marlin Communications and Viewpoint Studios.

DESCRIPTION

The premises is of steel portal frame construction and has metal cladding up to elevations with a metal roof incorporating roof lights.

Internally the building benefits from a large open warehouse to the rear with LED lighting and an eaves of 6.9m and a height to pitch of 8.1m. The building also presents high quality office space to the front of the property with a WC and kitchen area for staff.

There is currently a mid height roller door that has potential to be full height if required.

Externally an occupier can benefit from 11 car spaces.

QUOTING PRICE

Freehold: £745,000 + VAT
Leasehold: £55,000 + VAT

SERVICES

Mains electricity supply will be connected however, any purchaser/tenant must satisfy themselves as to the state and condition of the services.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis. The floor areas are noted below:

Ground floor	467.88 Sq M	5,036 Sq Ft
First floor	130.37 Sq M	1,403 Sq Ft
Total	598.25 Sq M	6,440 Sq Ft

TERMS

The freehold is available to purchase alternatively the property is available to let on a full repairing and insuring lease, on terms to be agreed.

PLANNING

The most recent use of the whole building was for that of warehouse with office space however, prospective purchasers should make their own enquiries in respect of their use of the units to Bath & North East Somerset Council:

Email: council_connect@bathnes.gov.uk
Tel: 01225 394 041

LEGAL COSTS

Each party to be responsible for their own legal

BUSINESS RATES

According to the Valuation Office website, the property has a rateable value of £43,500 and is described as Warehouse & Premises.

Prospective purchasers/ tenants are advised to make their own enquiries as to the exact rates payable.

VAT

Figures are exclusive of VAT, if applicable.

EPC

An EPC is to be commissioned.

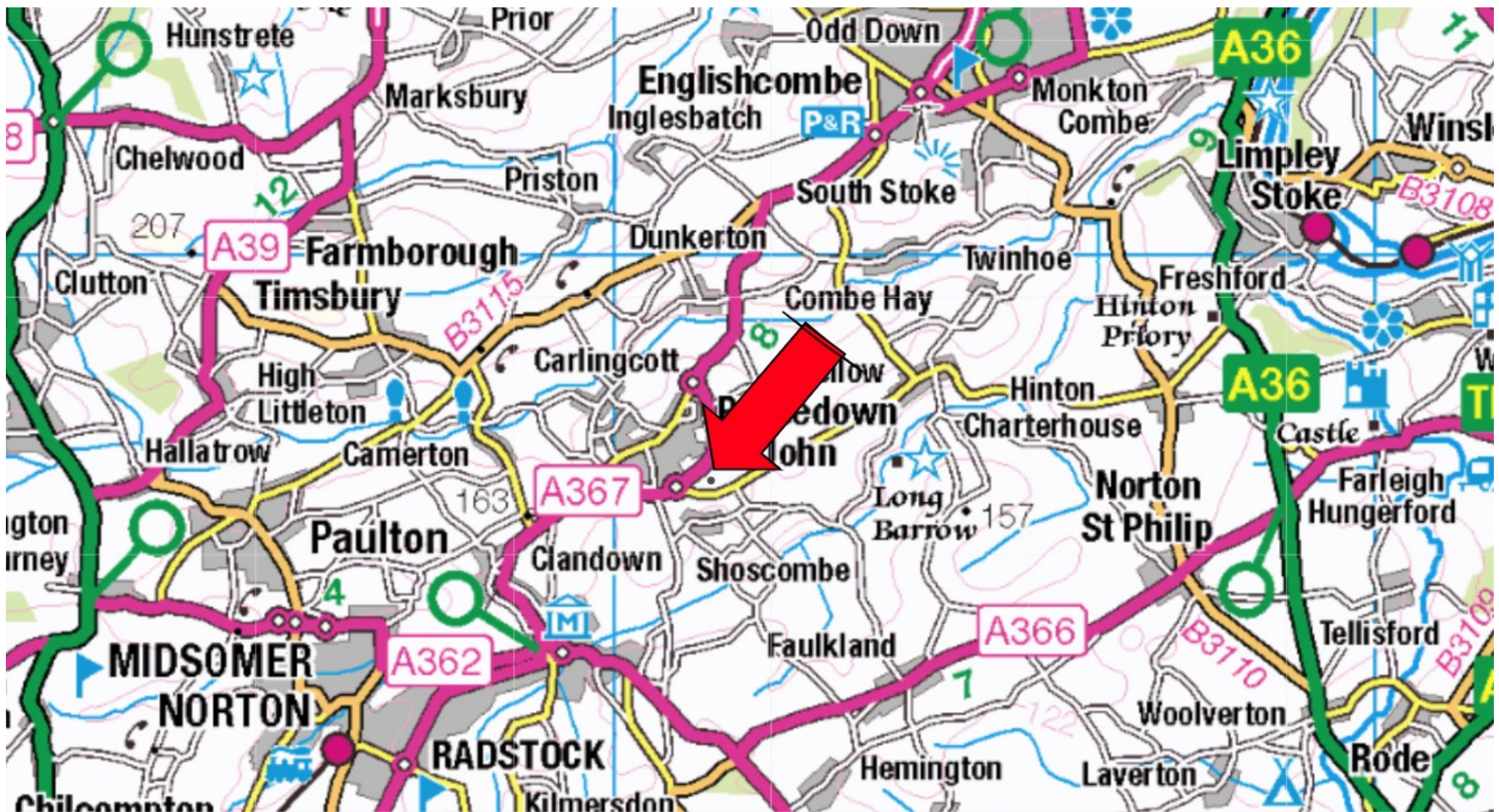
VIEWINGS

Access can be provided for viewings via Carter Jonas.



SUBJECT TO CONTRACT





FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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March 2024

Carter Jonas