



Unit 17 Brassmill Enterprise Centre
Brassmill Lane
Bath
BA1 3JN

Workshop / Office:
1,025 sq ft (95.20 sq m)

- Rare industrial purchase opportunity
- Also available leasehold
- Industrial workshop/office space
- Located in one of Bath's prime employment areas

LOCATION

The property is located on the Brassmill Trading Estate which is one of the primary Bath employment locations positioned on the western periphery of the city. Access to the estate is via the A4 (Newbridge Road). Nearby occupiers include a number of trade counter businesses and larger occupiers such as Roper Rhodes, Rotork Plc and Horstman Defence Systems Ltd.

DESCRIPTION

The property comprises a ground floor workshop / office unit. The office space is fitted out to a good standard and presents very well. There is a workshop area which can be used for manufacturing or the storage of stock/equipment.

Further specification includes:

- 4 car parking spaces.
- Kitchen
- WC
- Roller Door (currently fitted as windows and second pedestrian door).

SERVICES

We are advised that all mains services are connected and the property has the potential to benefit from three phase electricity. However, prospective occupiers are advised to make their own investigations as to their state and condition.

EPC

The property has an EPC rating of 62 C.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis:

	Sq M	Sq Ft
Ground Floor	95.20	1,025
Total	95.20	1,025

TERMS

The 999 year long leasehold interests available to purchase which commenced in 1987.

PLANNING

The outgoing occupier used the property for offices and storage. Prospective occupiers should make their own enquires with Bath & North East Somerset Council

Tel: 01225 394 041

Email: council_connect@bathnes.gov.uk

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

VIEWINGS

To be arranged with the agents.

BUSINESS RATES

Rateable Value: £12,000

Prospective occupiers should make their own enquiries with regards to rates liability.

See:- <https://www.tax.service.gov.uk> for reference.

VAT

All prices quoted are exclusive of VAT.

QUOTING PRICE/RENT

Purchase: £300,000 excluding VAT

Rent: £19,500 per annum exclusive



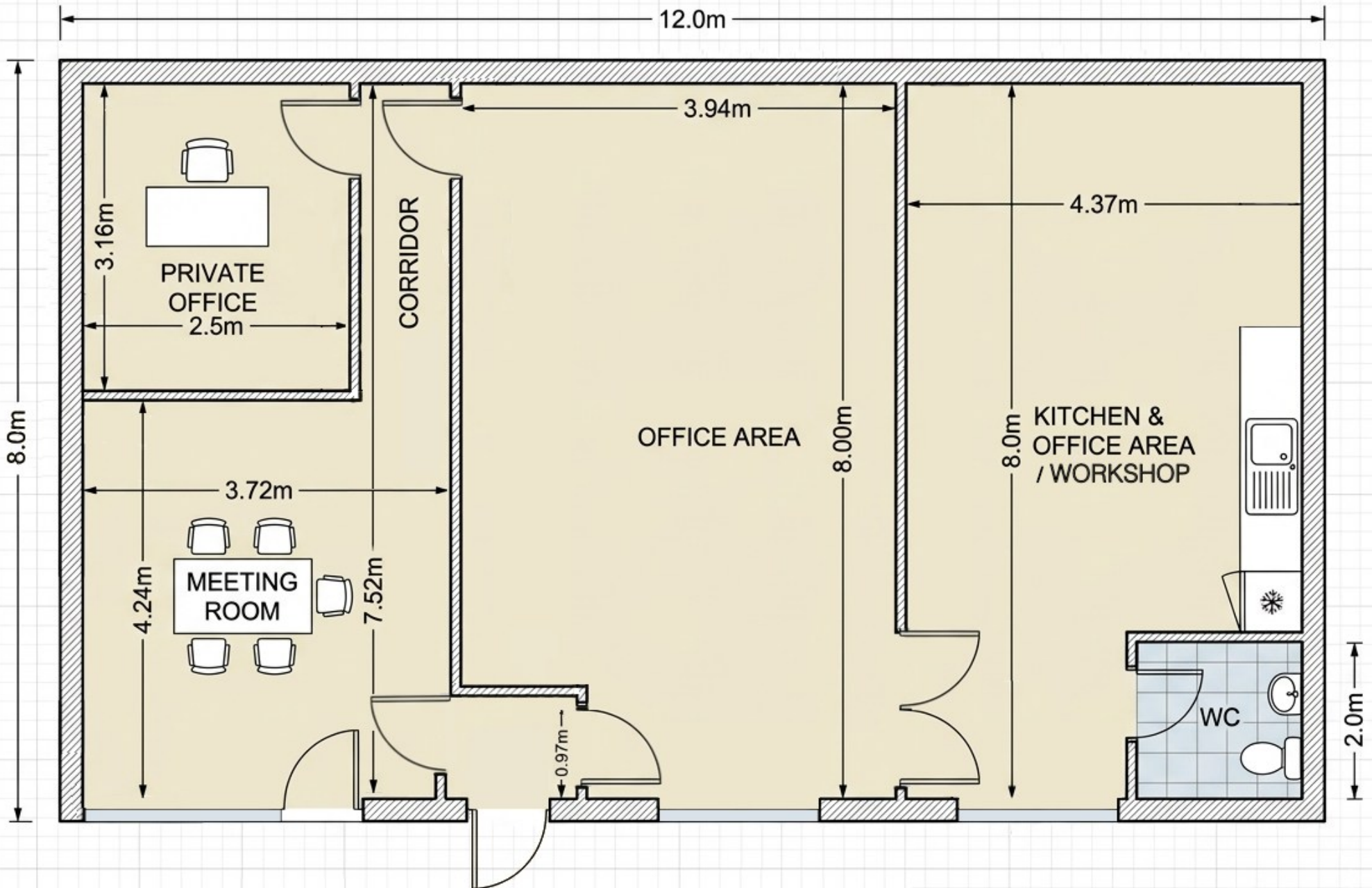
SUBJECT TO CONTRACT





Floor Plan | Scale: 1:50 @ A3

TOTAL AREA: 96 sq m



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Measurements are for guidance only; for valuation and space planning purposes only. All information is for general reference and should be checked.



FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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May 2026

Carter Jonas