



**Sub Unit 3 & 4
3 Lymore Gardens
Bath
BA2 1AQ**

Industrial Premises Workshop/ Warehouse:

Approximately 3,374 Sq Ft (313.45 Sq M)

- **Rare freehold opportunity**
- **Good access to Bath city centre**
- **Access to A36**
- **Car parking available.**

LOCATION

Lymore Gardens is located 1.5 miles to the south west of Bath city centre and is easily accessed via the A36 or the A367.

The property is situated in the heart of Oldfield Park. Oldfield Park is a thriving residential suburb, benefiting from excellent local amenities and its own dedicated railway station. Moorland Road provides a significant and bustling neighbourhood retail offering, which is within a ten-minute walk from the property.

DESCRIPTION

The property offers open plan workshop / warehouse accommodation at ground floor with first floor offices and mezzanine storage. The warehouse is accessed through the double doors to the front of the premises. There is parking available at the front of the premises for 2 cars.

To the rear of the property there is an area in need of landscaping which could be utilised for further storage.

QUOTING

Freehold: £700,000 exclusive

ACCOMMODATION

The premises have been measured on a gross internal area

ACCOMODATION	SQ M	SQ FT
Sub Unit 3	205.71	2,214
Sub Unit 4	110.55	1,190
Total	316.26	3,404

TERMS

The freehold property is available to purchase.

PLANNING

The unit was previously used as a workshop and premises to store and manufacture furniture. Prospective purchaser are advised to make their own enquiries with the Local Planning Authority, BANES Council regarding intended use.

Email: council_connect@bathnes.gov.uk

LEGAL COSTS

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

SERVICES

We have been advised that Three phase electricity is available however, any ingoing purchaser must satisfy themselves independently as to the state, condition and capacity of the services.

BUSINESS RATES

Prospective purchasers are advised to satisfy themselves as to the exact rates payable.

VAT

All figures quoted are exclusive of VAT, if applicable.

EPC

The property has been assessed as having an Energy Performance Asset Rating of:

Unit 3: 53 C

Unit 4: 58 C

VIEWINGS

Strictly by prior appointment with the sole agents Carter Jonas, 0117 922 1222.



SUBJECT TO CONTRACT



For Identification Purposes Only

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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August 2026

Carter Jonas