



UNITS 1, 2 & 4, SIGNAL BOX YARD, LOWER BRISTOL ROAD, BATH, BA2 3JQ

LOCATION

Signal Box Yard comprises a brand-new development of 316 BTR apartments together with 4 ground floor retail units developed across 2 blocks with associated public realm.

The site is located on Lower Bristol Road, Bath. Bath City centre is approximately 1 mile to the East. The units are located in a highly sustainable location with good prominence to Lower Bristol Road, one of the main arterial routes into the City Centre.

DESCRIPTION

Three newly constructed ground floor commercial units available to let forming part of the Signal Box Yard development, which includes 316 build-to-rent apartments. The units form part of a block of four commercial spaces and benefit from direct frontage onto Lower Bristol Road, one of the main routes into Bath.

The units are finished to a shell specification, providing a flexible layout for a range of potential uses, subject to planning. Tenant incentives are available to assist with the cost of fit-out works.

ACCOMMODATION

Units Available (NIA)	M ²	Ft ²
Unit 1 Signal Box Yard	120.9	1,301
Unit 2 Signal Box Yard	109.8	1,181
Unit 4 Signal Box Yard	258.5	2,782

RENT

£20 psf per annum exclusive, subject to contract.

ENERGY PERFORMANCE CERTIFICATE

The EPC will be made available to interested parties on application.

TENURE

The premises are available by way of a new effective full repairing and insuring Lease on terms to be agreed.

PLANNING

The units are considered suitable for a wide range of occupiers falling within Use Class E.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

To be assessed.

VIEWINGS

All viewings should be made through the agents Carter Jonas 01225 747260. or joint agents CSquared.

CONTACT :

Tim Brooksbank MRICS

07880 201742

tim.brooksbank@carterjonas.co.uk

Aerin Thomas

07990 558726

aerin.thomas@carterjonas.co.uk

Nathan Clarke

07983 460230

nathan.clark@cs-re..co.uk

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