



Unit 16 Industrial Quarter
Bath Business Park
Peasedown St John
BA2 8SF

Mid Terraced Industrial Building:
5,551 Sq Ft (515.66 Sq M)

- Prime industrial location
- Modern condition
- Generous parking and loading provisions.
- Direct access to Bath

LOCATION

Unit 16 is situated at Industrial Quarter, Bath Business Park, an established and premier commercial location on the southern edge of Peasedown St John, approximately 5 miles south of Bath city centre. The property benefits from convenient access to the A367, which provides a direct route to Bath, while the nearby A37 offers onward connectivity to Bristol and the wider South West region.

The surrounding area is well served by local amenities within Peasedown St John, with regular bus services connecting the Business Park to Bath and neighbouring towns. The location is therefore well suited to industrial, trade counter and distribution occupiers seeking an accessible, cost effective base close to Bath and along key regional transport corridors.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor	447.50	4817
First Floor Storage	68.15	734
Total	515.66	5551

The above was measured on a GIA basis.

DESCRIPTION

The property comprises a modern steel portal frame industrial unit with steel profile metal sheet elevations beneath a metal roof incorporating roof lights.

Internally, the unit provides predominantly openplan warehouse accommodation with an eaves height of approximately 6.9 metres and a maximum height of 8.1 metres. A purpose-built ground floor office is located at the entrance, offering standard welfare facilities including kitchen and WC.

The warehouse is accessed via a roller shutter loading door measuring approximately 5.4 metres high by 4.3 metres wide, suitable for HGV deliveries. There is potential to create additional first floor storage or office accommodation if required.

SERVICES

Prospective tenant/buyer to make their own enquiries regarding the availability capacity and condition of services

PLANNING

The property is currently being used as a food distribution depot. Potential occupiers need to do their own due diligence with regards to planning consent.

VAT

All figures quoted are exclusive of VAT

EPC

The property has an EPC rating of 61 C.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

Viewings can be arranged by prior appointment with sole agents Carter Jonas.

AML

Please note a successful tenant/ buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

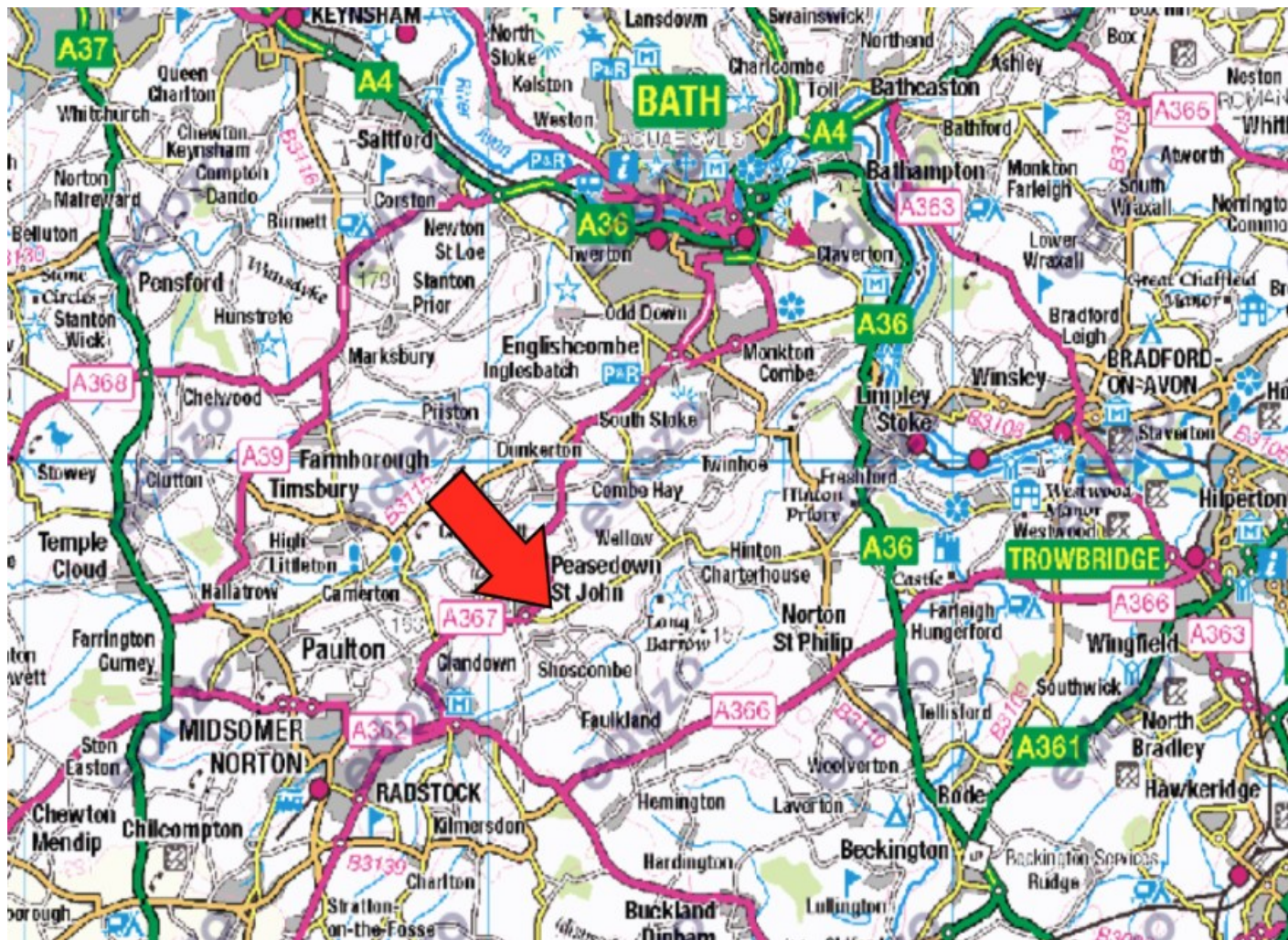
QUOTING RENT / PRICE

Leasehold: £50,000 per annum exclusive

Freehold: £800,000 exclusive

TERMS

The property is available by way of a full repairing and insuring lease on terms to be agreed or the freehold property is available to purchase.



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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April 2026

Carter Jonas