



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

End-terrace warehouse unit with offices.

Approximately 1,638 Sq Ft (152.25 Sq M)

- Rare freehold opportunity.
- Modern industrial warehouse in a sought after location.
- Located on an established industrial estate.
- Good access to A367 and Bath.

LOCATION

Unit 8 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, 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 an open warehouse with an eaves of 7.3m and a pitch of 7.7m and a full height roller door (H:4.1 W:3.1). The building also offers well presented first floor office space. Further specification includes; LED Lighting, WC, Mezzanine storage and Three phase power.

Externally an occupier can benefit from 4 car spaces.

QUOTING PRICE / RENT

Freehold—£325,000 exclusive
Leasehold—£23,000 exclusive

ANTI MONEY LAUNDERING

In line with statutory requirements all potential occupiers will be subject to the usual identity checks on agreement of heads of terms for a potential sale or letting.

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:

Warehouse	110.88 Sq M	1,193 Sq Ft
Office / Mez-	41.37 Sq M	445 Sq Ft
Total	152.25 Sq M	1,638 Sq Ft

TERMS

The property is available by way of a freehold purchase, alternatively 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 Storage and R&D type uses however, prospective purchasers/ tenants 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 costs

SERVICES

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

BUSINESS RATES

According to the Valuation Office website, the property has a rateable value of £12,750.

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

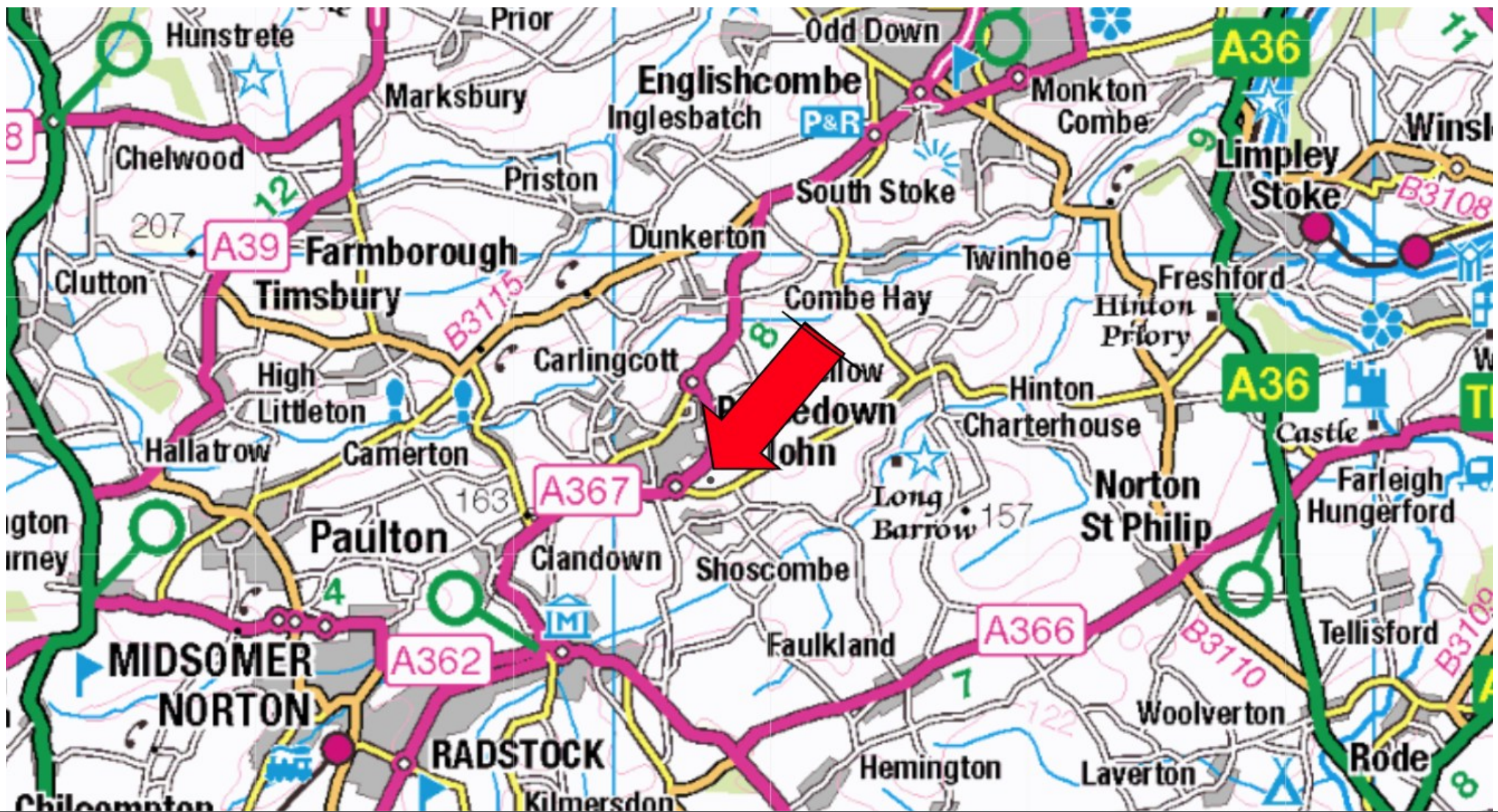
The building has an EPC of E.

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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Carter Jonas