





# TO LET

## Industrial / Workshop Unit

### LOCATION

Bath is a city renowned for its attractive architecture, unique retail offering & world heritage status. Bath and North-East Somerset has a residential population of 193,400 and annual visitor numbers exceeding 6 million, according to the last Visitor Impact Report 2018. Bath is served by excellent transport infrastructure, junction 18 of the M4 being just 10 miles to the north via the A46. Train journeys to Bristol are just 12 minutes, with travel to London Paddington approximately 1 hour 20 minutes.

### SITUATION

Brassmill Enterprise Centre is situated approximately 2 mile west of Bath city centre between both the A4 and A36, which run parallel on either side of the estate. The estate comprises of warehouse, office, workshop and studio premises. Access from the A4 Upper Bristol /Newbridge Road is via Locksbrook Road from the east, or Brassmill Lane from the west.

### DESCRIPTION

An end of terrace ground floor industrial unit forming part of Brassmill Enterprise Centre. The property is constructed of block with rendered external elevations and benefits from an electric roller shutter loading door. A separate single pedestrian point of access is provided. Internally the unit is open plan with small office and single WC. Internal clear height is circa 2.75m. In addition, the property benefits from a tarmacadam secure yard to the front large enough for several vehicles.

### ACCOMMODATION

Ground floor	138.22 Sq M	1,494 Sq Ft
<b>Total GIA</b>	<b>138.82 Sq M</b>	<b>1,494 Sq Ft</b>

All figures taken in GIA, incorporating the Code of Measuring Practice 6th Edition.

### TENURE

The premises are available to let on the basis of a new lease on full repairing and insuring terms at a rent of £20,000 pa ex VAT.

### EPC

The property has an EPC rating of 108 E.

### RATEABLE VALUE

Rateable Value (24/25)	£16,000
UBR	0.499
Rates Payable (24/25)	£7,984

We recommend any interested parties make their own enquiries with the Rating Authority to verify rates payable considering their particular circumstances.





## SERVICES

All mains services are connected. We have not tested any of the services. The incoming gas supply has no meter connected.

## SERVICE CHARGE

A service charge is levied by the management company for the common upkeep of the estate. Yearly service charges can vary dependent upon expenditure required. Applicants are advised to contact the agents who can provide further information about likely yearly service charge expenditure and a breakdown of the services provided.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

## ANTI-MONEY LAUNDERING

The tenant will be required to provide identity documentation to comply with UK Anti-Money laundering legislation at the point of agreeing heads of terms.

## FURTHER INFORMATION

Viewings can be arranged through the sole agents at CSquared.

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