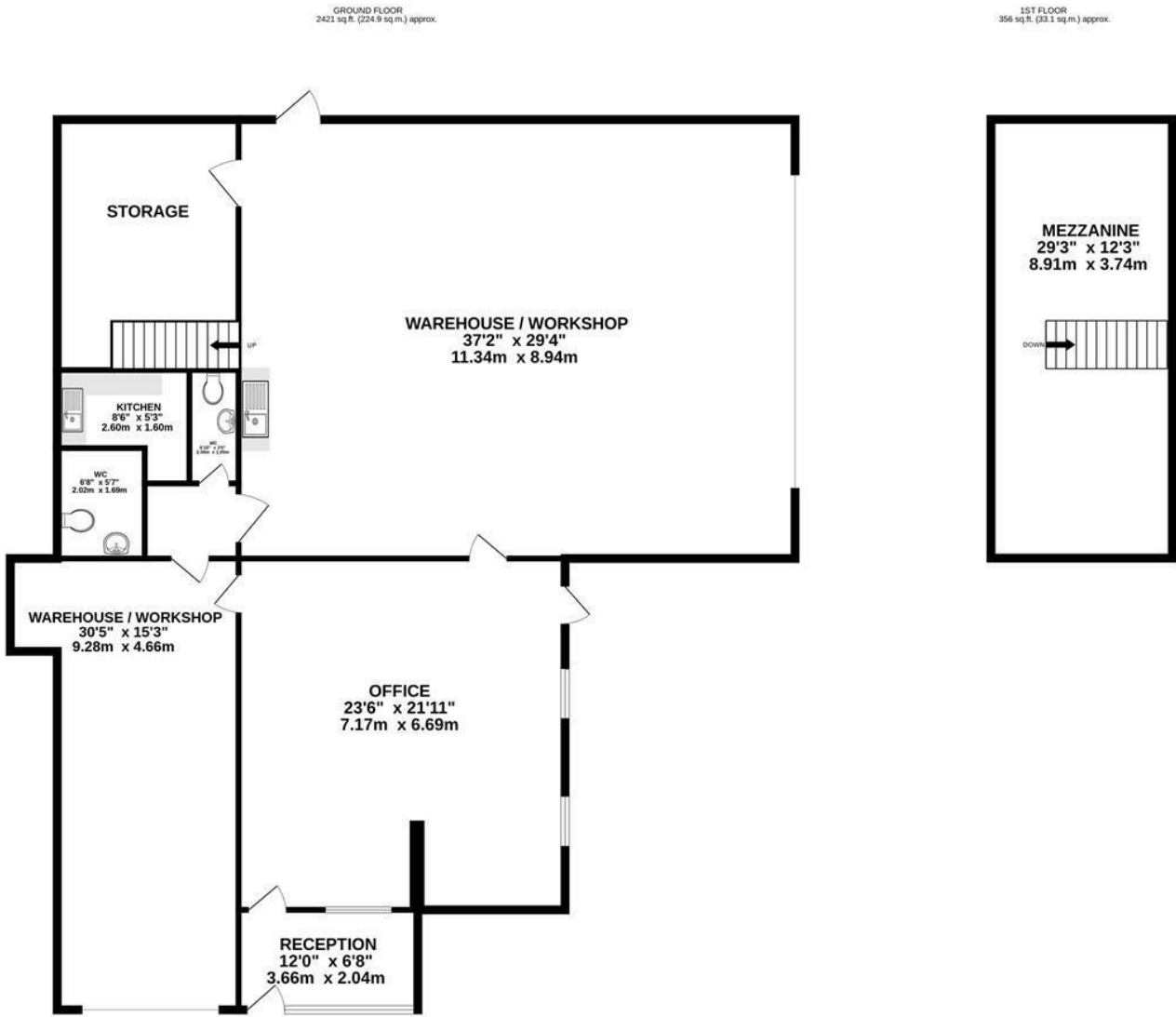


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 2777 sq.ft. (258.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Formerly TC Filters Ltd Red Lion Quarry, Frome Road, Odd Down, Bath BA2 2PP



Price Guide £500,000

A WELL SITUATED FREEHOLD INDUSTRIAL UNIT

- A rare opportunity to purchase a freehold industrial unit
- Situated on the southern side of Bath just off Frome Road
- Available with vacant possession and ideal for owner occupation or investment
- Overall 2777sqft - Capable of sub division subject to necessary consents
- Warehouse/workshop with mezzanine
- Further separate workshop
- Reception and offices
- kitchen and wcs
- Generous private parking
- All mains services - gas heating



Formerly TC Filters Ltd Red Lion Quarry, Frome Road, Odd Down, Bath, BA2 2PP

The property comprises a freehold industrial unit extending in total to 258sqm (2777 sqft). It has block and profile sheet elevations with a metal profile roof. There is a main workshop/warehouse space accessed via a roller shutter door with an internal store, kitchen and a mezzanine area above. There is a further separately accessed workshop area and office accommodation has been sub divided and could be converted back into workshop space if required. Externally there is a further plot of land immediately adjacent to the site which provides a good amount of parking.

Odd Down is situated on the southern side of the City and the property is situated just off the Frome Road close to the traffic light junction with Bloomfield Road, known as Noads Corner. The site is part of the former Red Lion Quarry which comprises this unit and a small collection of commercial buildings at the end of the lane which are in separate ownership.

In all a rare opportunity to buy a freehold unit ideal for owner occupation or as an investment and suitable for including a self invested pension fund (SIPP)

In fuller detail the accommodation comprises (all measurements are approximate):

RECEPTION AREA 3.66m x 2.04m (12'0" x 6'8")

Double glazed entrance door and window with electric external shutter. Radiator.

OFFICES 7.12m x 6.69m (23'4" x 21'11")

Double glazed window to side aspect and double glazed door to outside. Radiator.

MAIN WAREHOUSE/WORKSHOP AREA 11.34m x 8.94m (37'2" x 29'3")

Ridge Height 5.5m. Eaves Height 4.0m. Roller shutter door, ceiling mounted radiant heating> Sink unit, fire door to side aspect. Staircase to mezzanine.

MEZZANINE 8.90m x 3.74m (29'2" x 12'3")

Gas fired heating boiler.

STORE ROOM (Internal) 4.12m (5.16m to max) x 3.71m (13'6" (16'11" to max) x 12'2")

Radiator.

LOBBY

KITCHEN (Internal) 2.60m x 1.60m (8'6" x 5'2")

Fitted wall and floor units. Sink. Radiator.

MALE, FEMALE & DISABLED WC'S

WORKSHOP/WAREHOUSE 9.28m x 4.66m (30'5" x 15'3")

Roller shutter door. Ceiling mounted radiant heating. Ridge Height 4.6m. Eaves Height 4.0m.

OUTSIDE

A plan showing the extent of the external land is available for inspection. Notably there is an area to the south east of the building which is linear in nature and used to facilitate off street parking.

TENURE

Freehold. The property is held on two titles ST309922 and ST309923.

SERVICES

All mains services are understood to be connected. The property has gas fired central heating with radiators in the offices and radiant heating in the warehouse/workshop areas.

ENERGY PERFORMANCE CERTIFICATE

Energy rating 92D. Certificate number 0254-7270-1315-5927-1540. A copy of the full document is available on request.

