





SHORT TERM LET

Centrally Located Industrial Unit in Bath.

LOCATION

Bath is a popular commercial centre attracting a wide range of businesses as well as being a renowned retailing and tourism destination, with annual visitor numbers exceeding 6.25 million (Visitor Impact Report, 2018). The city is also home to a residential population of over 108,326. Bath is served by excellent transport routes connecting to Bristol Temple Meads (approximate travel time: 12 Minutes) and London Paddington (approximate travel time: 1 Hour 23 Minutes).

SITUATION

Victoria Business Park is located on Midland Road, just off Upper Bristol Road providing good access to the city centre, A36 and A39. Access to the national motorway network is at Junction 18 of the M4 motorway approximately 8 miles to the north.

DESCRIPTION

Industrial/workshop unit constructed with blockwork elevations under a corrugated steel panel roof. The space benefits from a personnel door and a manual rolling shutter.

Unit 5, Victoria Park Business Centre, Midland Road, Bath, BA1 3AX

ACCOMMODATION

The property benefits from the following Net Internal Floor Areas:-

	SQ M	SQ FT
Ground - Workshop	104.42	1,124
Mezzanine	18.67	201
Total	123.09	1,325

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

TENURE

The premises are available for a new effective FRI lease, by way of a service charge, at a commencing rent of £15,900 pa ex VAT. The guaranteed term is until August 2024, thereafter with a 3-month rolling break.

EPC

The property has an EPC of 121 E.

RATING ASSESSMENT

Rateable Value	£14,500
UBR (23/24)	0.499
Rates Payable	£7,235.50

We recommend interested parties make their own enquiries with the Valuation Office.

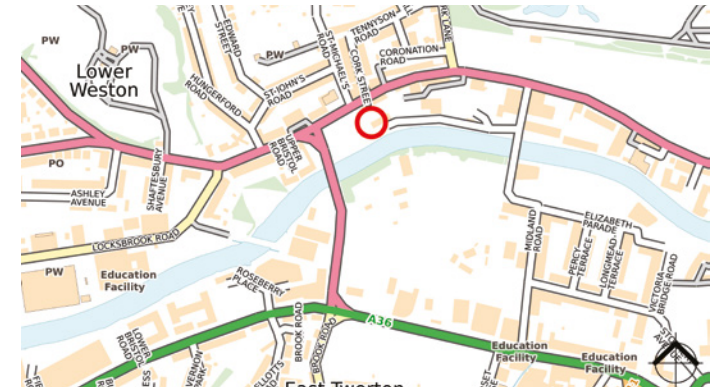
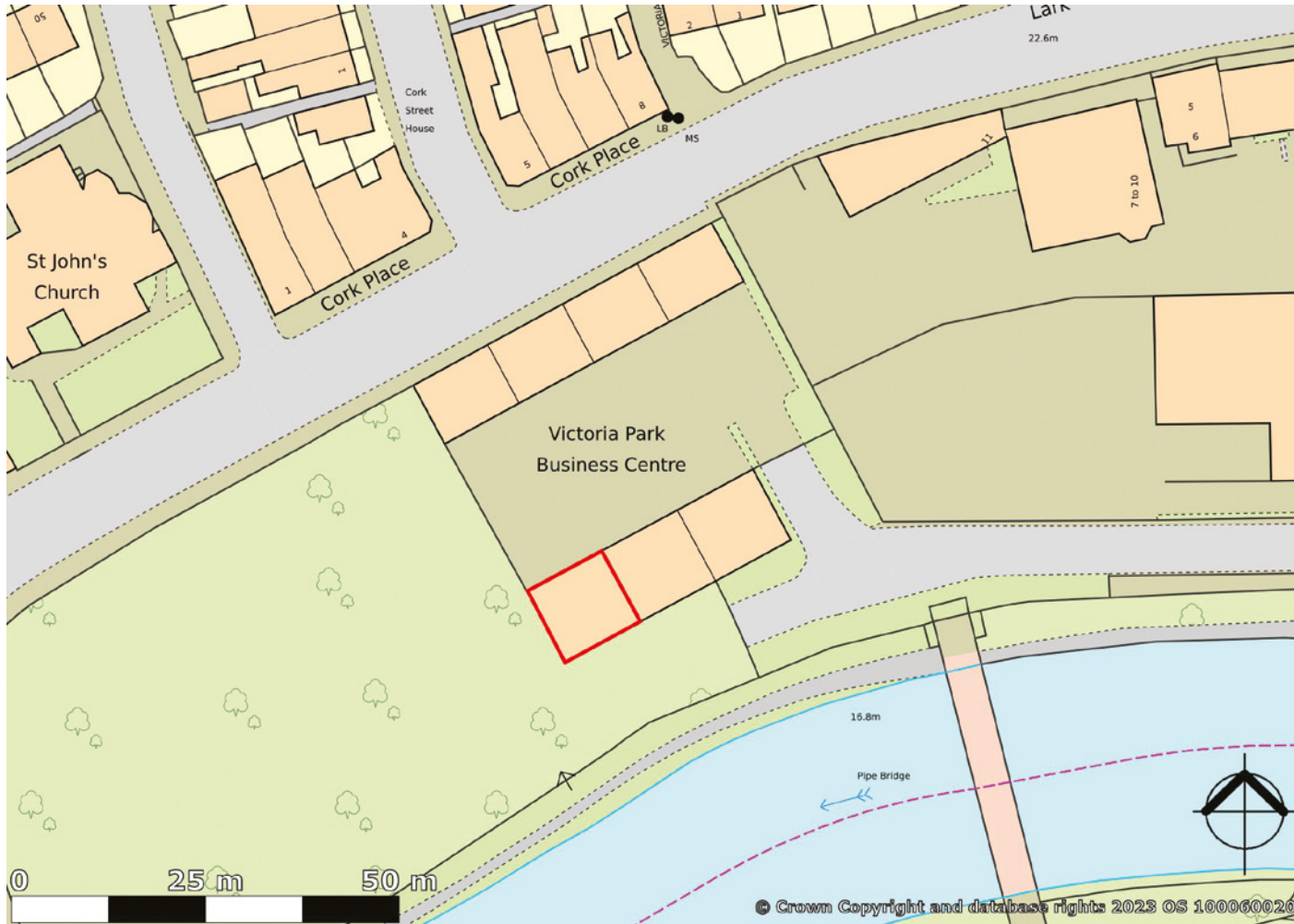
SERVICE CHARGE

£1,796.89 pa for the period 2023.

LEGAL COSTS

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





VIEWINGS

Viewings can be arranged via CSquared or our joint agent Hartnell Taylor Cook

FOR FURTHER INFORMATION

Nathan Clark

01225 904704

07983 460230

nathan.clark@csquaredre.co.uk

Adam Sheward

01125 904704

07930 996607

Adam.sheward@csquaredre.co.uk

Subject to contract



82 Walcot Street
Bath, BA1 5BD
t 01225 904704
e info@csquaredre.co.uk

www.csquaredre.co.uk

Important notice: These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing CSquared has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997, VAT may be levied on the rent or sale price.

CSquared Real Estate LLP, a Limited Liability Partnership registered in England and Wales No 0C361785. Registered Office 12B George St, Bath, BA1 2EH Regulated by RICS.