

Unit 4 Locksbrook Court,  
Locksbrook Road Trading Estate, Bath, BA1 3EN





# TO LET

## Modern Industrial 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

The property is situated on Locksbrook Road trading estate, within Bath's main Industrial and warehousing zone, with access from the A4 via Upper Bristol Road.

### DESCRIPTION

The property comprises a terraced unit with blockwork construction, coated steel profile roof with translucent panelling and a 6.3m eaves height. Internally, warehouse/ production space is available on the ground floor, also benefitting from office, and w/c space with several parking spaces to the front. The property also has use of a 4.5m high concertina roller shutter door.

### ACCOMMODATION

The property benefits from the following Gross Internal Floor Areas:

Ground floor	281.5 Sq M	3,030 Sq Ft
<b>Total</b>	<b>281.5 Sq M</b>	<b>3,030 Sq Ft</b>

The above is provided in accordance with the RICS Property Measurement Statement (2nd Edition) incorporating The Code of Measuring Practice (6th Edition).

### TENURE

The property is available to let by way of a new full repairing and insuring lease at a rent of £45,500 per annum exclusive of VAT and other outgoings.

### EPC

The property has an EPC rating of 41 B.

### RATING ASSESSMENT

Rateable Value (April 2023)	£31,750
UBR(23/24)	0.499
Rates Payable (April 2023)	£15,843.25

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

### VAT

VAT is applicable at the prevailing rate.

### LEGAL COSTS

Each party to bear their own legal costs.

### FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agents at CSquared,

#### Emily Dagg

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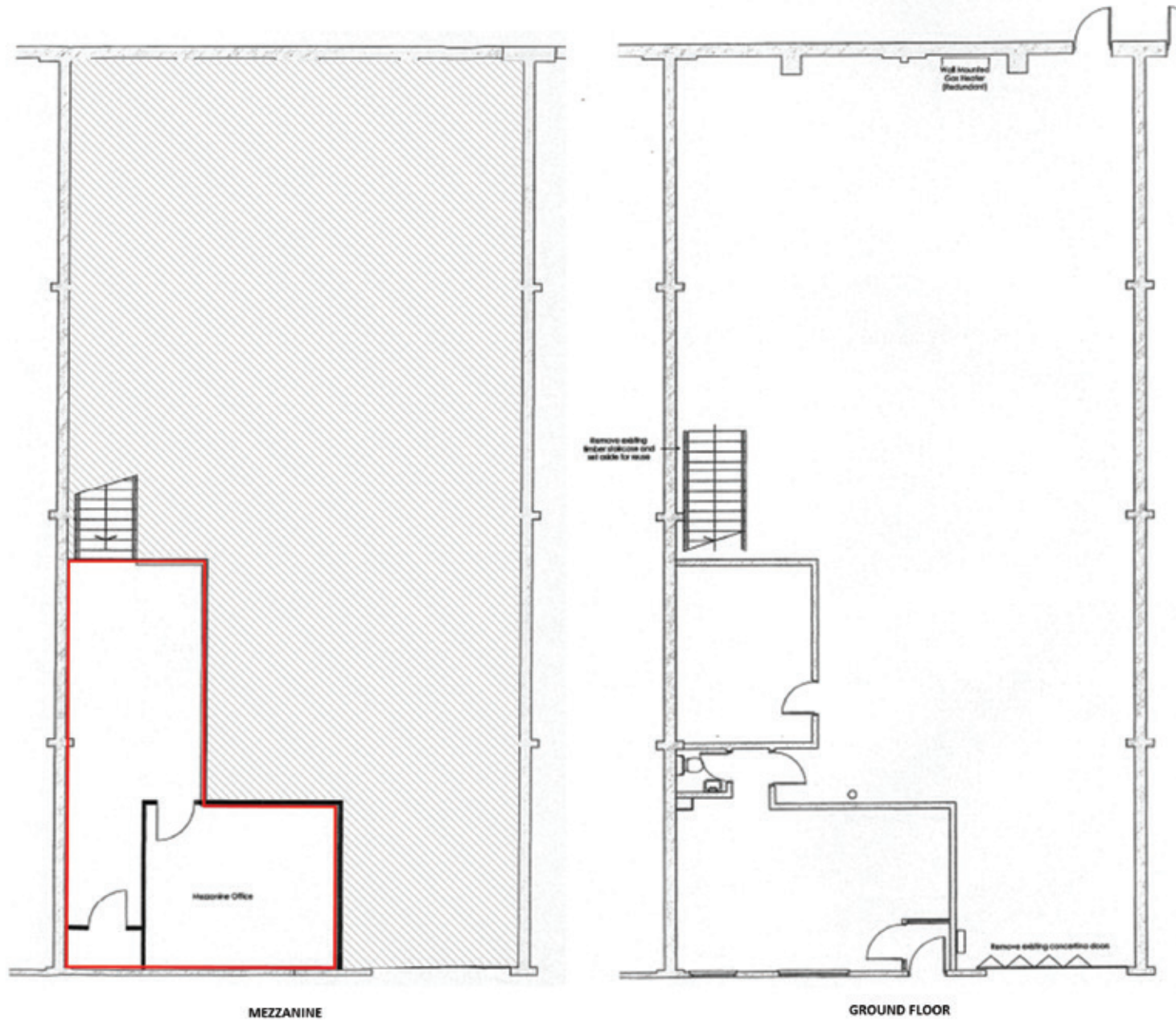
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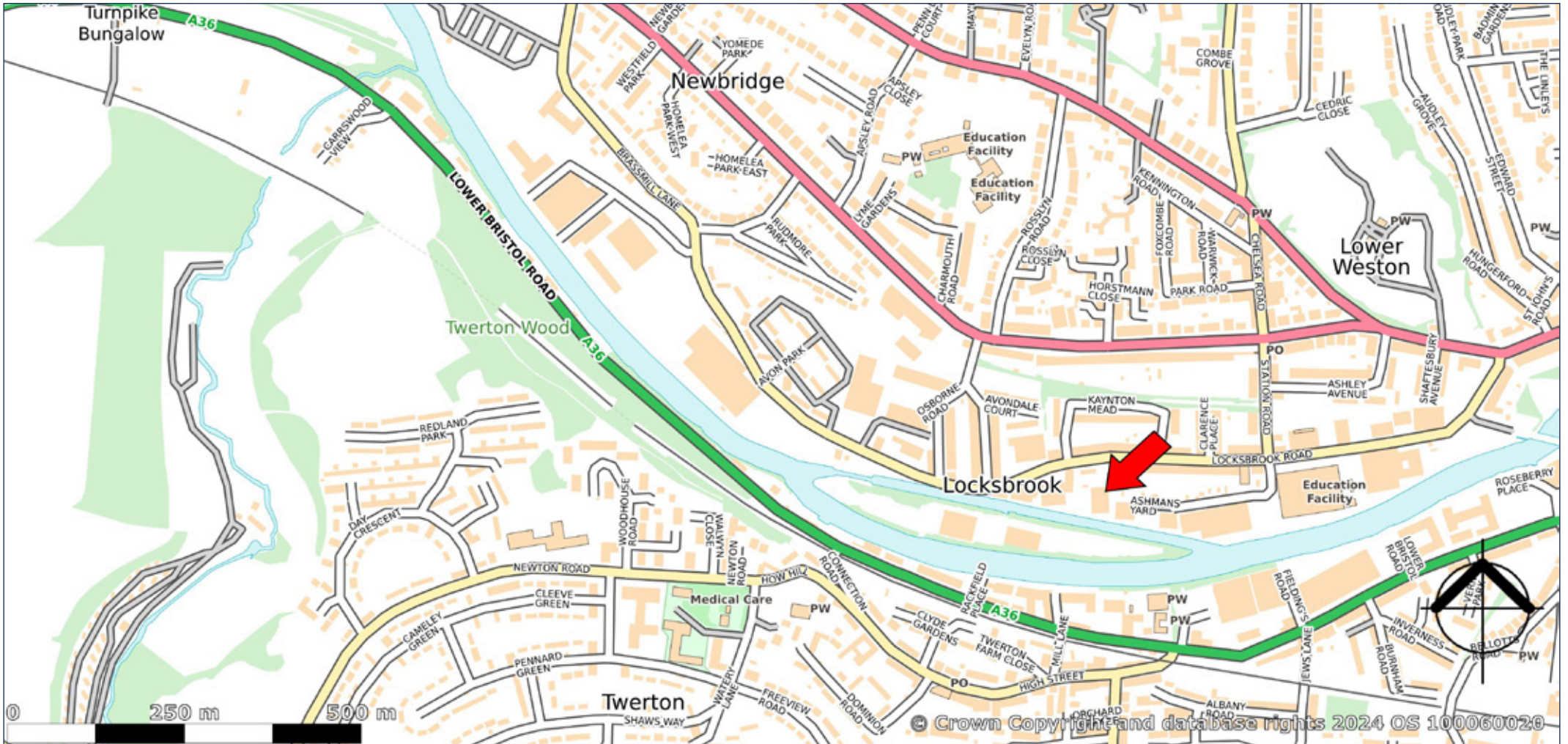
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