

WAREHOUSE UNIT WITH OFFICES - FOR SALE / TO LET

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



- Modern industrial warehouse in a sought after location just outside Bath
- Approximately 1,638 Sq Ft (152.25 Sq M)
- Rare freehold opportunity
- Located on an established industrial estate.
- Good access to A367 and Bath.



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

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 property provides versatile accommodation in a modern industrial steel portal frame construction building. Internally the building has an open warehouse area with an eaves of 7.3m and a pitch of 7.7m and a full height roller door. There is also an area of mezzanine storage.

At first floor level there is modern office accommodation with LED Lighting, The unit has a WC and Three phase power.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate gross internal area :-

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

CAR PARKING

Externally an occupier can benefit from 4 car spaces.

TENURE

The property is available by way of a freehold purchase with vacant possession or alternatively the unit is available to let on a full repairing and insuring lease, on terms to be agreed.

RENT / PRICE

Freehold—£350,000 exclusive

Leasehold—£23,000 exclusive

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.

BUSINESS RATES

According to the Valuation Office website, the property has a rateable value of £12,000.

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-115.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlie Kershaw

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

May 2026

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

