



Units 3 - 4

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

Industrial Unit/Warehouse Located Near Central Bath

1,839 sq ft
(170.85 sq m)

- Short Term Let Available
- Suitable for Industrial Uses
- Secure Gated Estate
- Allocated Parking
- 3 Phase Power

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Summary

Available Size	1,839 sq ft
Rent	£12 per sq ft
Rates Payable	£8,483 per annum Current rateable value (1 April 2023 to present)
Rateable Value	£17,000
EPC Rating	E (124)

Location

Victoria Park Business Centre is located on Midland Road, just off the Upper Bristol Road providing good access to the city centre, A36 and A38. Access to the national motorway network is at Junction 18 of the M4 Motorway approximately 8 miles to the North.

Description

Industrial Unit/Warehouse with blockwork elevations under corrugated steel roof incorporating translucent roof lights. Units 1 - 2 and 3 - 4 are currently interconnected but can be divided to provide two separate units. Each unit has a manually operated roller shutter door and benefits from a clear eaves height of 4.9m.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 3 - 4	1,839	170.85

Viewing

Strictly by appointment only with Hartnell Taylor Cook or the joint agents C Squared.

Terms

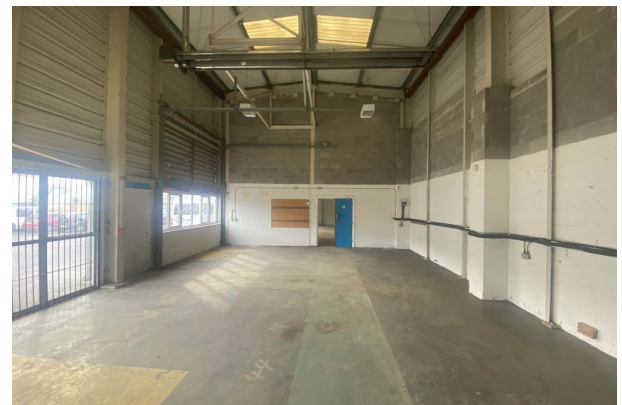
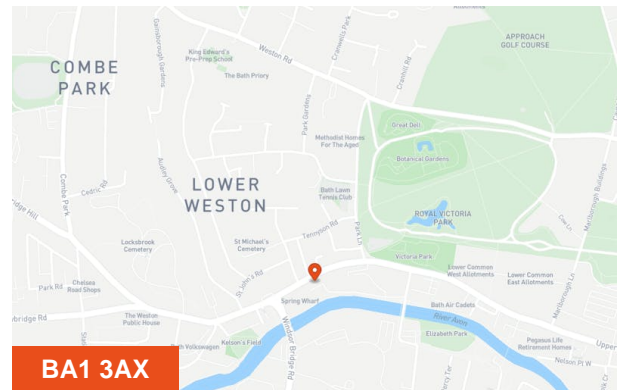
The property is available for a term of years to be agreed with a rolling mutual break clause from April 2026 with 3 months' notice.

Legal Costs

Each party is to bear their own legal fees incurred in this transaction.

Planning

The unit is suitable for E(g)(iii) and B8 storage and distribution uses, subject to planning consent. Prospective tenants should make enquiries with BANES Council.



Viewing & Further Information

William Shortall

0117 946 4519 | 0777401 7218

william.shortall@htc.uk.com

Simon Harvey

01179 464 520 | 07785 222 868

simon.harvey@htc.uk.com