



Unit 5 Victoria Park Business Centre

Midland Road, Bath, BA1 3AX

Centrally Located Industrial Unit in Bath

1,325 sq ft

(123.10 sq m)

- Central Bath Location
- Short term let available
- Roller shutter door

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Summary

Available Size	1,325 sq ft
Rent	£15,900 per annum
Rates Payable	£7,235.50 per annum Current rateable value (1 April 2023 to present)
Rateable Value	£14,500
Service Charge	£1,796.89 per annum For the Period 2023
EPC Rating	E (121)

Description

Industrial/workshop with blockwork elevations under corrugated steel roof incorporating translucent roof lights. The Eaves height throughout is c.6 m

Location

Victoria Business Park is located on Midland Road, just off the 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 5	1,124	104.42	Available
Mezzanine	201	18.67	Available
Total	1,325	123.09	

Terms

The property is available for a guaranteed terms until August 2024, thereafter with a 3 month rolling break.

Legal Fee

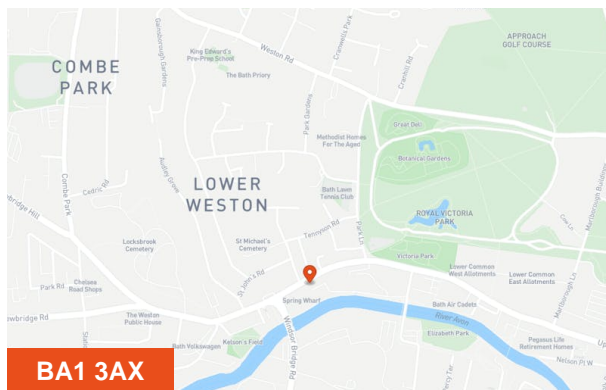
Each party is to bear their own legal fees incurred in this transaction.

Planning

The property is presumed to have E class planning consent, interested parties are advised to make their own enquiries of Bath City Council.

Viewings

Viewings can be arranged through Hartnell Taylor Cook or our joint agent C'Squared



Viewing & Further Information

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