



Unit 6, Victoria Park Business Centre

Midland Road, Bath, BA1 3AZ

Industrial/Workshop Unit

1,116 sq ft
(103.68 sq m)

- 4m x 3.7m loading door
- Good access
- Short Term Let Available
- Secure Gated Estate
- 3 Phase Power
- Allocated Parking
- Suitable for industrial users

Summary

Available Size	1,116 sq ft
Rent	£12 per sq ft
Rates Payable	£5,738.50 per annum
Rateable Value	£11,500
Service Charge	Upon Enquiry
VAT	Upon Enquiry
EPC Rating	D (95)

Description

Industrial/workshop unit constructed of blockwork elevations under a corrugated steel panel roof. The unit has an eaves height of 7m and benefits from a manually operated roller shutter door (4m high x 3.7m wide).

Location

Victoria Business Park is located on Midland Road 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 6	1,116	103.68	Available
Total	1,116	103.68	

Viewings

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

Tenure

The premises are available for a new effective FRI lease, by way of a service charge at a commencing rent of £12 per sq ft per annum exclusive of VAT. The guaranteed term is until April 2026, thereafter with a 3 month rolling break.

Legal Costs

Each party to bear their own legal costs.

Service Charge

The landlord reserves the right to recover a fair and reasonable proportion of the costs of upkeep, maintenance, and insurance of the structure & common parts. Further details upon request.



Viewing & Further Information

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