



Storage Unit
The Old Fuller Earth Works
Fosseway Environment Park
Bath
BA2 8PD

Storage Unit

Approximately 2,000 Sq Ft (185.80 Sq M)

- Conveniently located for access to Bath.
- Two loading doors.
- Good circulation and turning areas.
- Scope to sub-divide.

LOCATION

The property is conveniently located just off the A367 approximately 2.5 miles from Bath City Centre.

DESCRIPTION

The property comprises an industrial storage unit of steel portal frame construction with steel clad elevations all under a steel clad roof.

The unit has the benefit of two loading doors one to the front gable end (4.2m high x 3.95m wide) and one to the side (6.2m high x 4.9m wide)

Outside there is good circulation space and turning areas.

QUOTING RENT

£25,000 per annum exclusive.

TERMS

New full repairing and insuring lease is available, terms to be agreed.

ACCOMMODATION

The property has been measured on a gross internal area basis and calculated as follows:

Total	185.80 Sq M	2000Sq Ft
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PLANNING

The unit has been used for storage. Prospective tenants should make their own enquiries regarding their intended use with the local planning authority, Bath and North East Somerset

Email: council_connect@bathnes.gov.uk

Tel: 01225 394041

SERVICES

Prospective tenants are to make their own enquiries in respect of the availability, capacity and condition of services.

SERVICE CHARGE

An estate service charge will be payable for the maintenance and upkeep of communal areas and general site security.

BUSINESS RATES

To be assessed.

Please apply to the agents for more information.

Prospective tenants are advised to make their own enquiries as to the exact rates payable.

LEGAL COSTS

Each party is to be responsible for the payment of their own legal costs.

VAT

All figures quoted are exclusive of VAT, if applicable.

EPC

We are advised that no EPC is required for storage units without heating.

VIEWINGS

Viewings can be arranged by prior appointment with the sole agents Carter Jonas, 0117 922 1222.

SUBJECT TO CONTRACT

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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SEPTEMBER 2023

Carter Jonas