



**3 & 4 Wells Road  
Bath  
BA2 3AP**

**Warehouse / Industrial Units  
To Let Together or Separately**

**2,896 — 6,776 SqFt (269 — 629sq m)**

- **City centre location.**
- **Prominent road frontage.**
- **Previous retail use.**
- **Forecourt parking plus allocated parking.**
- **5.1 M eaves.**

## LOCATION

The properties are situated just south of the City Centre and are bordered by Wells Road to the South and the London to Bristol railway to the north. Road access is from a service road off the A367 Wells Road. The city centre and Bath train station are in easy walking distance

## DESCRIPTION

Built circa 1981 of steel portal frame construction internal blockwork under a steel roof incorporating daylight panels. 4.0m high roller loading door, integral office and WCs.

Unit 3: Warehouse includes a mezzanine to rear offices, kitchen and WCs to front.

Unit 4: currently arranged as a shop on the ground floor with offices and WC, offices and meeting rooms at first floor level.

## SERVICES

Prospective occupiers to undertake their own investigations regarding the state and capacity of services.

## PLANNING

The most recent use of the units were for that of a retail outlet with warehouse and offices.

Prospective tenants to make their own enquiries regarding their intended use.

## TENURE

The units are available leasehold.

## ACCOMMODATION

We have undertaken the following check measurements measured on a gross internal area basis:

	Sq Ft	Sq M
Unit 3	2,896	269
Unit 4	3,880	360
Total	6,776	629

## QUOTING RENT

Please apply to agents for quoting rents



## BUSINESS RATES

Prospective tenants should make their own enquiries with the local authority regarding the exact rates payable.

## TERMS

The properties are available to let individually or together.

## SERVICE CHARGE

A service charge is applicable Please apply to agents for more details.

## VAT

All figures quoted are exclusive of VAT, if applicable.

## EPC

The property has an Energy Performance Certificate Rated: D (92).

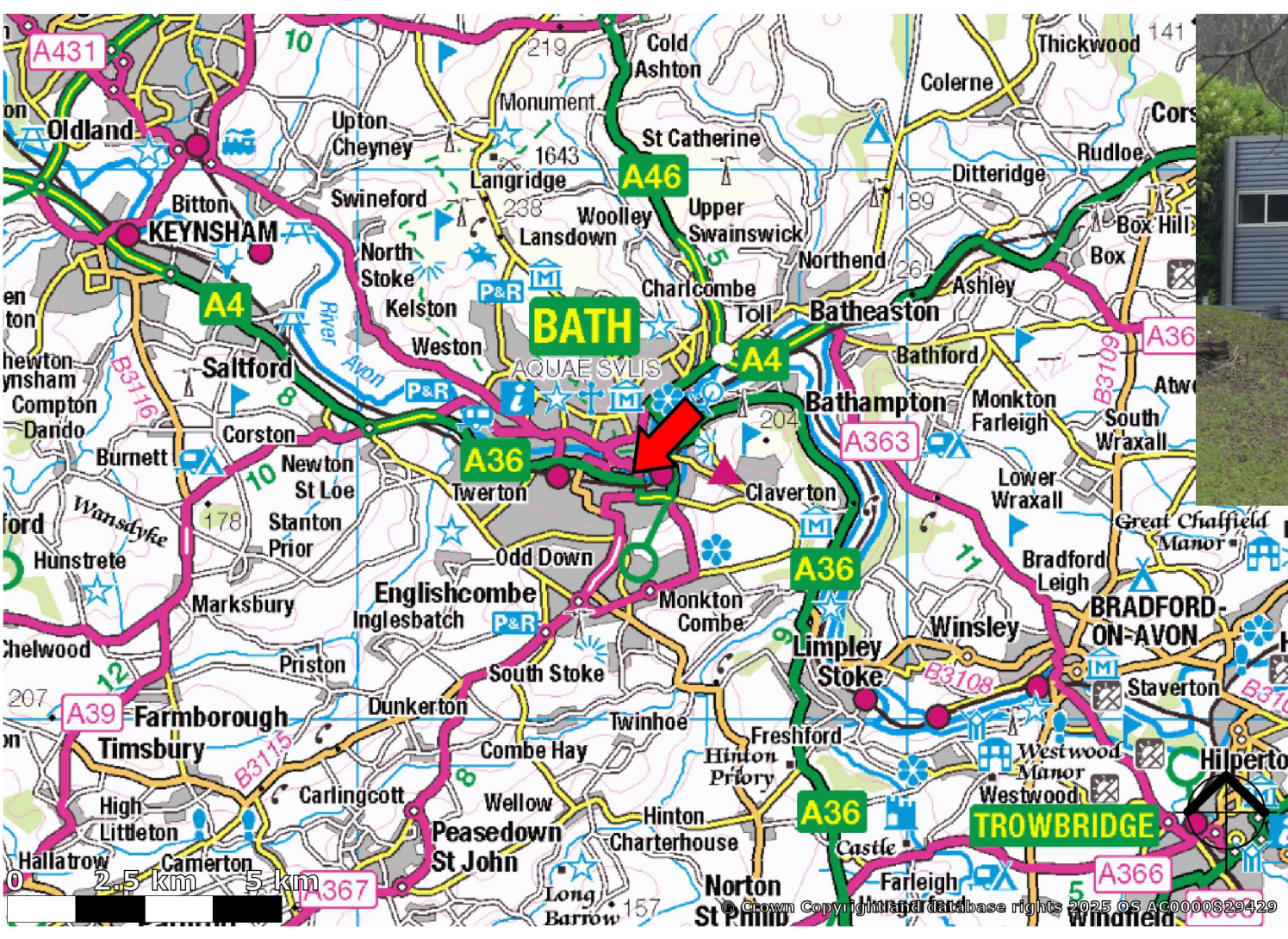
## LEGAL COSTS

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

## VIEWINGS

Strictly by prior appointment with the sole agents Carter Jonas, 0117 922 1222.

**SUBJECT TO CONTRACT**



**FURTHER INFORMATION**

Should you require further information please contact:  
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**IMPORTANT INFORMATION**

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February 2026

**Carter Jonas**