



1 & 2 Wells Road
Bath
BA2 3AP

Warehouse / Industrial Units
To Let Together or Separately

2,468 — 4,664 sq ft (230 — 434 sq m)

- Modern units with loading door and 5.1m eaves (5.87m ridge)
- City centre location just west of Churchill Bridge roundabout
- Forecourt parking and 3 allocated spaces each plus visitor

LOCATION

The properties lie just south of the City Centre and are bordered by Wells Road to the South and the London to Bristol railway to the north. These are two of four units built in 1981 to a good standard with steel trusses, blockwork lined plastic coated profiled steel walls, coated profiled steel roofs with daylight panels, 4.0m high roller loading door, integral office and WCs and ceiling mounted lighting.

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

Unit 1: Warehouse/Production includes two offices, kitchen and WCs.

Unit 2: Warehouse/production includes store over front kitchen and WCs.

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 workshop, storage and distribution with offices, however tenants to make their own enquiries regarding their intended use.

ACCOMMODATION

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

	Sq Ft	Sq M
Unit 1 GF:	2,196	204.0
Unit 2 GF:	2,171	201.6
Unit 2 FF:	297	27.6
Total	4,664	433.2

TENURE

The units are available leasehold.

QUOTING RENT

£28,500 per annum exclusive, per unit.

TERMS

The properties are to let individually or together. long or short term flexibly considered.

SERVICE CHARGE

There is a small estate service charge. Please apply to agents for more details.

BUSINESS RATES

Unit 1 Rateable Value: £22,270

Unit 2 Rateable Value: £21,750

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

VAT

All figures quoted are exclusive of VAT, if applicable.

EPC

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

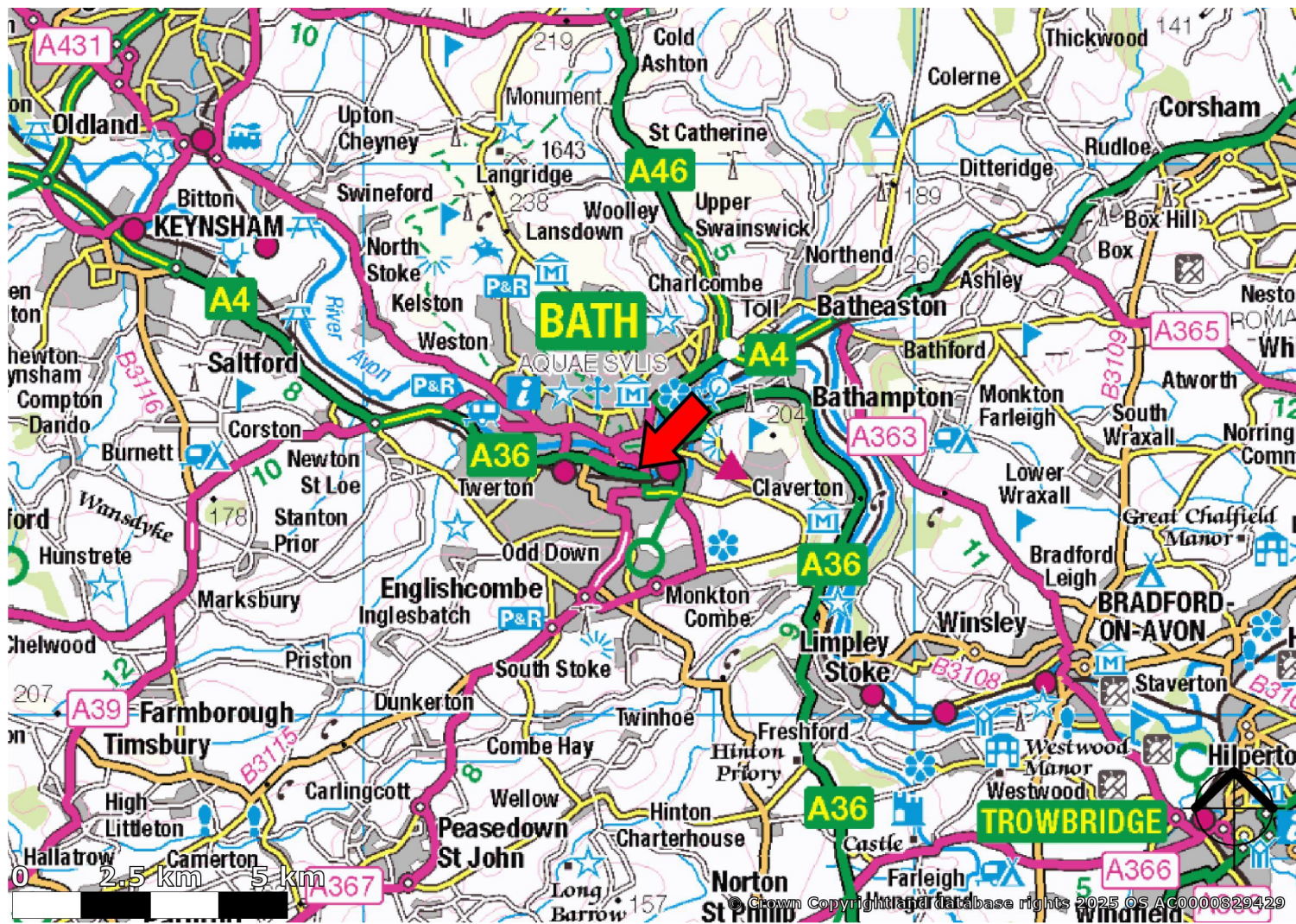
LEGAL COSTS

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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June 2025

Carter Jonas