



**Unit 17 Brassmill Enterprise Centre**  
Brassmill Lane  
Bath  
BA1 3JN

**Workshop / Office:**  
1,025 sq ft (95.20 sq m)

- Rare industrial purchase opportunity
- Industrial workshop/office space
- Located in one of Bath's prime employment areas

---

## LOCATION

The property is located on the Brassmill Trading Estate which is one of the primary Bath employment locations positioned on the western periphery of the city. Access to the estate is via the A4 (Newbridge Road). Nearby occupiers include a number of trade counter businesses and larger occupiers such as Roper Rhodes, Rotork Plc and Horstman Defence Systems Ltd.

---

## DESCRIPTION

The property comprises a ground floor workshop / office unit. The office space is fitted out to a good standard and presents very well. There is a workshop area which can be used for manufacturing or the storage of stock/equipment.

Further specification includes:

- 4 car parking spaces.
- Kitchen
- WC
- Roller Door (currently fitted as windows and second pedestrian door).

---

## SERVICES

We are advised that all mains services are connected and the property has the potential to benefit from three phase electricity. However, prospective occupiers are advised to make their own investigations as to their state and condition.

---

## ACCOMMODATION

The property has been measured on a Gross Internal Area basis:

	Sq M	Sq Ft
Ground Floor	95.20	1,025
Total	95.20	1,025

---

## TERMS

The 999 year long leasehold interests available to purchase which commenced in 1987.

---

## PLANNING

The outgoing occupier used the property for offices and storage. Prospective occupiers should make their own enquires with Bath & North East Somerset Council

Tel: 01225 394 041

Email: [council\\_connect@bathnes.gov.uk](mailto:council_connect@bathnes.gov.uk)

---

## LEGAL COSTS

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

---

## VIEWINGS

To be arranged with the agents.

---

## BUSINESS RATES

Rateable Value: £12,000

Prospective occupiers should make their own enquiries with regards to rates liability.

See:- <https://www.tax.service.gov.uk> for reference.

---

## VAT

All prices quoted are exclusive of VAT.

---

## QUOTING PRICE

£340,000 excluding VAT

---

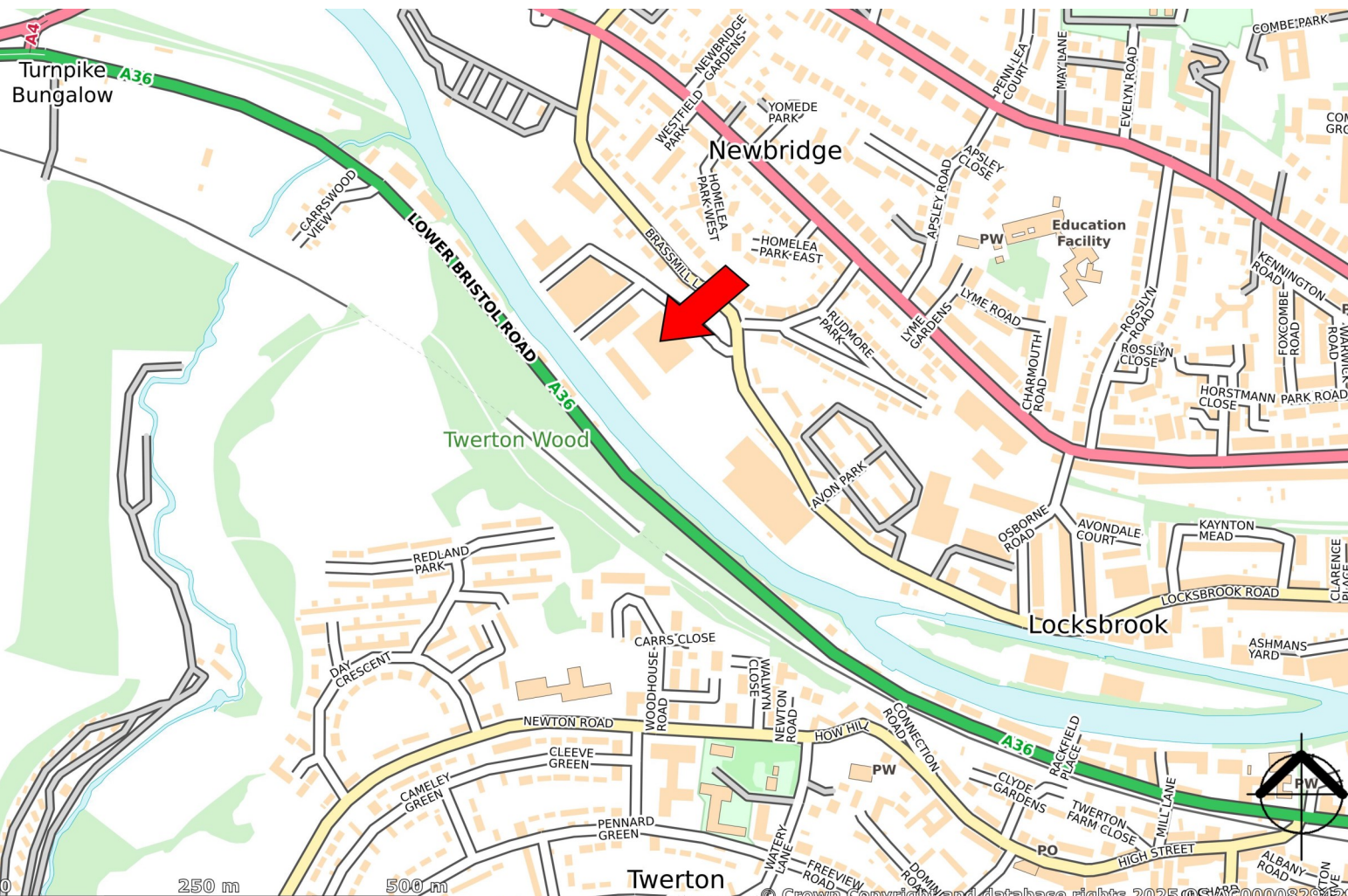
## EPC

Energy Performance Certificate has been commissioned.



**SUBJECT TO CONTRACT**





## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

**Alison Williams MRICS**

0117 922 1222 | 07917041109

[alison.williams@carterjonas.co.uk](mailto:alison.williams@carterjonas.co.uk)

**Ed Cawse MRICS**

0117 922 1222 | 07425 632476

[Ed.cawse@carterjonas.co.uk](mailto:Ed.cawse@carterjonas.co.uk)

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

June 2025

**Carter Jonas**