

TWO ADJOINING OFFICE BUILDINGS TO LET SEPARATELY OR TOGETHER

1,970-3,946 sq ft (183-366m²)



10 & 11 RIVERSIDE COURT LOWER BRISTOL ROAD BATH

- **Modern open-plan three storey units**
- **10 minutes' walk from Bath city centre and station**
- **4 covered + 4 courtyard parking spaces allocated**
- **Gas central-heating, security alarm, data trunking**
- **Level entrance and accessible WCs on ground floor**

www.derekwalker.com

Riverside Court comprises two terraces of modern offices (completed 1989) either side of a courtyard with planting and parking. Bath Spa station and the city centre are 10 minutes' walk away. A new footbridge is about to be constructed to link more closely this "South Quays" area with the city centre across the river.

10 & 11 are in the south terrace. Constructed as separate units they have been let together for several years. There are linking doorways on ground and 1st floors that can be blocked if not occupied as one.

Ground Floor: each comprises an entrance hallway with accessible WC, an office: 7.88m full depth x 8.1m max (5.1m min) with kitchen area adjoining to the rear. No.11 has been partitioned to create a meeting room, office and staff room. The WC in 11 has been replaced with a shower.

First Floor: open-plan office: 13.2m full depth x 8.1m max (5.0m min) with extensive glazing to north and south. Each building has a small courtyard facing balcony. No.11 has an additional kitchen partitioned off on the south side.

Second Floor: open-plan office: 7.58m full depth x 7.7m max (5.0m min). In No.10 a glazed partition divides the space in two. There are two further WCs in each unit off staircase landings.

FLOORSPACE SUMMARY (sq ft and m²)

	10 Riverside Court	11 Riverside Court
Ground:	576 (53.5)	575 (53.4)
First:	914 (84.9)	914 (84.9)
Second:	480 (44.6)	487 (45.2)
TOTAL:	1,970 (183.0)	1,976 (183.5)

BUSINESS RATES

Rates payable on 10 & 11 together are £27,065.70 in 2018-19. (The rateable value is £52,500 + £2,400 for courtyard parking.) To be separately assessed if 10 & 11 are not let together.

TERMS

To let on new lease(s) excluding security of tenure for a negotiable term. If let beyond December 2020 there will be a mutual break option at that point.

Rent: £35,000+VAT per annum per unit.

Tenants are responsible for repairs, décor and reimbursement of the landlord's building insurance premium. Each unit pays a share of the Riverside Court service charge that covers lighting and maintenance of the estate common areas.

EPC: energy performance assessed 73 in Band "C"

VIEWING

By arrangement with the agents Derek Walker.
Ref: Hugh Warren. hwarren@derekwalker.co.uk



NOTE: We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those travelling from a distance to inspect are advised to check availability in advance. **BA2 3DZ**