

## **OPEN-PLAN OFFICES TO LET** **1,550 – 3,160 sq ft (144 - 294m<sup>2</sup>)**



### **1<sup>ST</sup> & 2<sup>ND</sup> FLOORS “SILVER” BATH & WEST BUILDINGS LOWER BRISTOL ROAD, BATH**

- **Air-conditioned modern offices**
- **A few minutes' walk from Bath Spa station**
- **6 allocated car spaces with the two floors**
- **Extensive glazing, meeting room, lift**
- **Either or both floors available**

**[www.derekwalker.com](http://www.derekwalker.com)**

Bath & West Buildings comprise 3 self-contained office properties with private car parking on the south side of the A36 Lower Bristol Road. Bath Spa station and the city centre shops are a few minutes' walk to the east.

The Silver Building is the most modern of the three, set at the rear of the site and built in 2005. There is a lift and the offices are air-conditioned. The landlord retains the ground floor store. The office floors are to let separately or together.

#### FIRST FLOOR

**Open-Plan Office:** 14.2 including cupboards x 9.76m, fully glazed along the front wall.

**Kitchen:** 3m x 1.9m. **2 WCs** one with **shower**.

#### SECOND FLOOR

**Open-Plan Office:** 13.75m x 9.76m, with additional roof lights, and storage cupboards.

**Meeting Room/Private Office:** 2.94m x 2.12m.

**Kitchen:** 3.46 x 1.94m with further storage. **WC**

#### PARKING

3 spaces will be allocated to each floor.

#### TERMS

Each floor is to let on a new lease, security of tenure excluded, initially up to December 2022.

**Rent: £30,000** +VAT per annum per floor.

The tenant is responsible for the interior and for a fair share of the costs of maintenance of the building and car park, and servicing of common parts.

#### BUSINESS RATES

The Silver Building is assessed as one; the share of rates payable attributable to each floor in 2019-20 is approximately £11,800.

**EPC:** Energy Performance rated at 100 in Band D.

#### VIEWING

By prior appointment only, through the agents:  
Derek Walker, Chartered Surveyors.  
Ref: Hugh Warren, [hwarren@derekwalker.co.uk](mailto:hwarren@derekwalker.co.uk)



**Gold, Silver & Platinum Buildings from Lower Bristol Road**

**BA2 3EG**

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