

OPEN-PLAN OFFICE SUITE

987 sq ft (92m²) TO LET



SECOND FLOOR, WINDSOR CASTLE UPPER BRISTOL ROAD BATH

- A prominent office building under a mile from Bath city centre
- Lofty second floor office with air-con and own facilities
- Good dormer windows to front and rear, lift to first floor level
- Tesco Express opposite, Parking in nearby roads
- On bus route to the centre or a pleasant walk via Royal Victoria Park

www.derekwalker.com

The former Windsor Castle Inn is on the south side of the A4 Upper Bristol Road, immediately after the junction with Windsor Bridge Road. The original façade has been restored, with all modern construction behind.

It is a pleasant walk into the city centre via Victoria Park. There are regular bus services along the Upper Bristol Road with a stop outside Windsor Castle. An alternative route into the centre for walkers and cyclists is along the riverside path running behind the development.

There is parking on street in nearby mainly residential roads. There are shops and takeaways nearby and a Tesco Express opposite. The rest of the building is occupied by Bath & District Samaritans. Their 1st floor training room may be available for occasional use.

The second floor suite comprises a small **meeting area** at the head of the stairs 2.18m x 3.75m max; **open-plan office**: 9.8m max x 9.93m including a kitchen area. The suite also has its own WC.

Total Office Floor Space: 987 sq ft (92m²). There is a further 45 sq ft (4m²) of limited height.

TERMS

To let on a new lease, security of tenure excluded, for a negotiable term (2 years minimum). The tenant is responsible for the interior of the suite and a share of the building insurance and maintenance costs.

Rent: £16,000 per annum (no VAT).

BUSINESS RATES

For a business without other premises rates payable in 2018-19 are **£Nil** (or £4,368 otherwise. Rateable Value is £9,100.)

EPC: Energy Performance rated at 87 in Band D.

VIEWING

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

NOTE: Measured to IPMS3-Office. 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.
BA1 3DN

