

COUNTRY HOUSE OFFICES

ROOMS & SUITES from 300 to 1,130 sq ft (28-105m²)



**BOX HOUSE
BOX
SN13 8AA**

- **Good-sized rooms and open-plan area available**
- **Bookable meeting facilities**
- **5.5 miles north-east of central Bath**
- **Impressive entrance hall and landscaped grounds**
- **Plentiful car parking on site**
- **Fibre connected, high standard finishes, gas central heating**
- **Shower, cycle store, outdoor swimming pool**

www.derekwalker.com

These particulars are intended to give a fair description of the property but their accuracy is not guaranteed and they do not form part of an offer or contract.

Box House is Grade II Listed and located 5.5 miles north-east of Bath city centre. Entrance is from the driveway off the A4 at the approach to Box village.

Box has pubs and other facilities; the town of Corsham is 4 miles to the east. The distance to M4 junctions 18 (from Bath) and 17 (from Chippenham) is about 12 miles.

The main house and the other buildings in the landscaped grounds, are all in office use. This is a high quality business environment in an attractive setting with plentiful car parking.

The impressive entrance hall has a welcoming log fire in winter months. The 1st and 2nd floors of the main house have individual and linked rooms. There is an open-plan office area in the connecting extension and a separate large office "The Selwyn Room" (470 sq ft) on the ground floor of the main house.

The WCs and shower/wet room are on the first floor. There is also a kitchen and further tea-points can be created if needed.

TERMS

Individual rooms are to let at rents from **£625 +VAT** per month. Pairs or groups of rooms can also be let.

All other items are combined and charged as a **Service Rent** (from £425 per month). This includes business rates, heating, electricity, water charges, cleaning, security, building insurance, building and grounds maintenance, fire precautions and management.

The length of tenancy is negotiable; security of tenure excluded.

VIEWING

By arrangement with Derek Walker, Chartered Surveyors, 01225 448944, Ref Hugh Warren hwarren@derekwalker.co.uk

EPC: Box House is a Listed Building. The accommodation in the modern extension is energy performance rated at 61 in Band C.

NOTE: Floor areas are "IPMS 3 – Office"
We have not tested equipment or services. Applicants should make their own investigations into working order or suitability. Those travelling to inspect are advised to check availability in advance.

