

## **830 sq ft (77 m<sup>2</sup>) OFFICES**

### **SELF-CONTAINED TWO STOREY BUILDING**



### **15, FOUNTAIN BUILDINGS LANSDOWN ROAD, BATH**

- **Ground and 1<sup>st</sup> floor offices at the foot of Lansdown Road**
- **Open plan space on both storeys**
- **Prominent city centre position**
- **Double glazing to street frontage and first floor**
- **Gas central heating and own facilities**

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

15 Fountain Buildings is just above the junction with George Street, Broad Street and The Paragon (A4) and below Lansdown Mews on the west side of Lansdown Road. This is an excellent business location, only a short walk from the main shopping streets.

The offices have a prominent frontage with a wide tinted glazed entrance door and tall windows to either side. The accommodation was entirely refurbished and refitted within the original ground floor walls, with a new first floor added in 2007. It was refitted again internally in 2018 for a beauty treatment business.

### Ground Floor

Approx 7.3m x 5.5m average depth. A clear working space with a tea point and the WC/bathroom through a side doorway.

### First Floor

Approx 7.5m x 5.5m, an open plan area with three dual-glazed windows to Lansdown Road, roof light and loft space with fitted folding ladder.

**Total net floor area: 830 sq ft (77m<sup>2</sup>)**

There is a gas-fired central heating system. Both floors have plentiful spotlights.

### BUSINESS RATES

Rates payable in 2019-20 are **£3,314.25** for a business with no other premises, or £6,628.50 otherwise (The rateable value is £13,500.)

### TERMS

A new lease will be granted on full repairing terms, security of tenure excluded, for a minimum of 2 years, or up to 10 years.

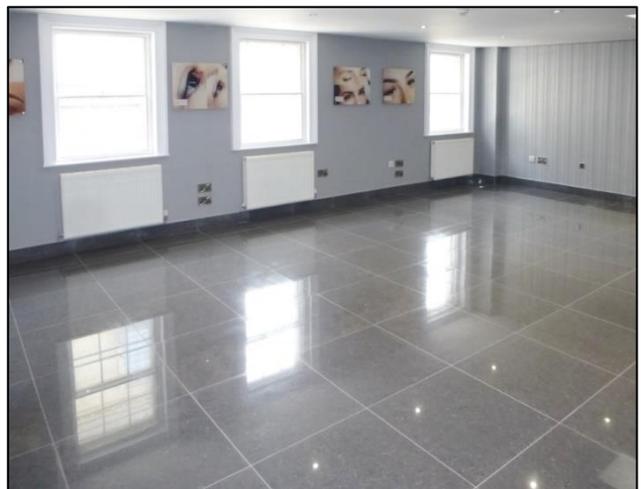
### RENT

**£14,400** + VAT per annum, payable quarterly in advance.

### VIEWING

By arrangement with the agents:  
Derek Walker, Chartered Surveyors  
Hugh Warren: [hwarren@derekwalker.co.uk](mailto:hwarren@derekwalker.co.uk)

**EPC:** Energy Performance rated 58 Band C.



**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 travelling from a distance to inspect are advised to check availability in advance.

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