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3 OPEN-PLAN OFFICE SUITES
1,230 + 980 + 630 sq ft (114 + 91 + 59m^2) TO LET

THE ICE HOUSE
124-126 WALCOT STREET
BATH

- **Air-Conditioned city centre offices**
- **Open-plan business space in a historic building**
- **First Floor main studio + separate meeting room**
- **Second Floor open-plan studio**
- **Small suite is ground floor (1st floor from rear)**

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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.

Walcot Street runs north from the heart of the city centre. It has traditionally maintained a lively mix of retail and artisan premises, with a good range of office properties too.

The Ice House is a substantial Grade II Listed part Georgian, part Victorian building. Farrow & Ball occupy the retail frontage. The offices above, behind and below have separate entrances from the side and rear.

FIRST FLOOR (NORTH) SUITE 1,230 sq ft /114m^2

Open-Plan Office: 21.15m max x 4.41m with 4 windows, fitted kitchen area at the west end, skirting trunking. **Meeting Room/Private Office:** 5.56m x 4.5m with two windows to the east.

SECOND FLOOR (N) STUDIO 980 sq ft/91m^2

Open-Plan Office: similar to the 1st floor main area but with higher sloping ceiling.

GROUND FLOOR (REAR) SUITE 630 sq ft / 59m^2

Office: main area of 8.11m x 5.29m with east window and narrower section 4.78m x 2.72m widening to 3.94m with 2 windows and a kitchen area. The main space has been divided off by a glazed partition that can be altered, or removed if not required. The ground floor suite has its own WC.

There are ladies' and men's WCs in the common parts on the lower ground level.

TERMS

The suites are held on separate leases, security of tenure excluded, from April 2018 to April 2023.

Rents are fixed for the full term at:

First Floor (N) Suite: £22,000 +VAT per annum
Second Floor (N): £17,600 +VAT per annum
Ground Floor Rear Suite: £11,000 +VAT per annum

Tenants of The Ice House pay their due shares of the service charge (14.3% for the 1st Floor North, 12% for the 2nd Floor North and 6% for Ground Floor Rear).

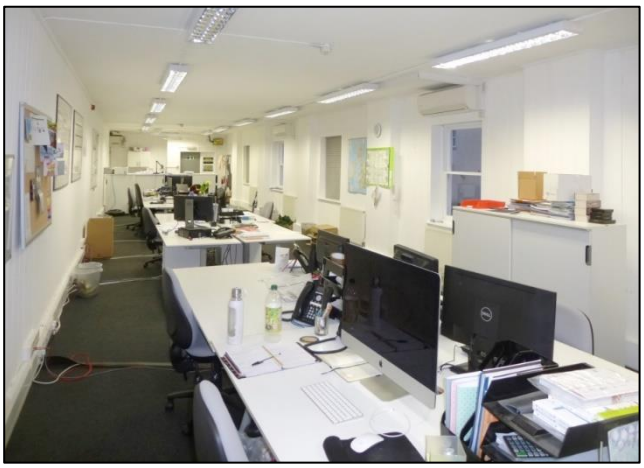
BUSINESS RATES

The ground and 1st floor suites are rated together. The second floor is also rated with another suite. If let separately, the assessments can be divided. The tenants of the ground and 2nd Floor suites may then be entitled to full rates relief if they have no other premises.) We can provide rates estimates.

VIEWING

By prior appointment only, through the agents:
Derek Walker, Chartered Surveyors.
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 to inspect are advised to check availability in advance. To view our privacy policy please visit www.derekwalker.com **BA1 5BG**



EPC: The leases for assignment commenced before April 2018 and there is no EPC.