

1,420 sq ft (132m²)

OPEN-PLAN OFFICE SUITE TO LET

+ 4 PARKING SPACES



**STUDIO 2
“TOLLBRIDGE STUDIOS”
TOLL BRIDGE ROAD
BATH**

- **Open plan studio office + meeting room**
- **Lofty interior with several roof lights**
- **Quiet position just off A4 London Road**
- **Private ground floor entrance**
- **Own kitchen, WCs + shower**
- **Shared cycle rack and terrace seating area**

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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.

Toll Bridge Road is off the A4 London Road West 2.5 miles NE of Bath city centre and half a mile from the junction with the A46 (the route to the M4). Tollbridge Studios are set back on the left hand side immediately before Bath Brewery offices. The road continues down to the toll bridge, on to Bathampton and the A36.

The studios have a quiet outlook but are well placed for ready access to the main road network. There are pubs and restaurants nearby and local shops in Batheaston. There is on-street parking along London Road in both directions.

Studios 1 & 3 are occupied by architects and engineers, as are parts of Bath Brewery next door. Studio 2 comprises the major part of the ground floor.

Glazed entrance lobby opening into:

Open-plan Studio: 11.9m x 9.38m with fitted kitchen area at the rear and stairs up to a gallery: 7m x 1m.

Meeting Room: 3.56m x 5.44m

This suite has 2 WCs, one with shower.

TERMS

To let on a new tenancy, excluding security of tenure, for a term of 3 to 6 years.

Rent: £26,000 per annum (no VAT).

A fair proportion of the Communal & Maintenance Charge is paid by each of the four tenants to cover heating, electricity, water, fire and security, building maintenance and insurance, and car park.

Business rates are included in the communal costs.

Total contributions for Studio 2: **£875+VAT** per month. Amount payable linked annually to Retail Prices Index

EPC: energy performance rating 72 Band C.

VIEWING

By appointment with 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. Please visit www.derekwalker.com to view our privacy policy.

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