

GROUND FLOOR OFFICE

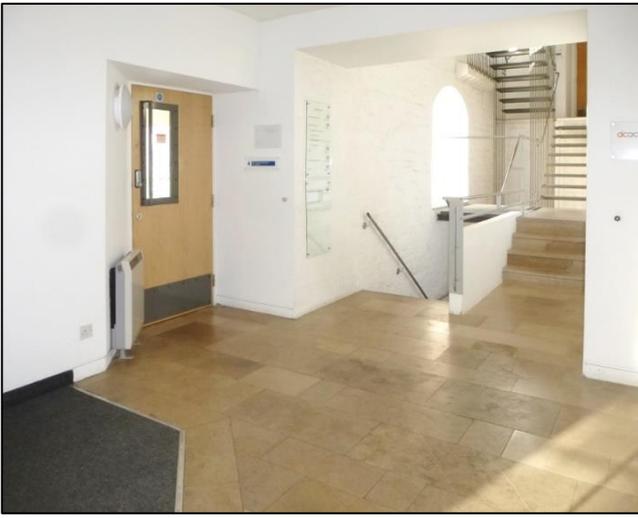
330 sq ft - WITH OWN FACILITIES & PARKING SPACE



**SUITE 3
BATH BREWERY
TOLL BRIDGE ROAD
BATH**

- Self-contained office for 4+ people
- Own kitchen & WC
- In a landmark building in the NE part of Bath
- Allocated parking space
- Gas central-heating
- To let furnished or unfurnished

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Bath Brewery is an impressive 19th century building, partly rebuilt and converted to high quality offices in 1990. With its landmark tower it occupies a prominent position near to, but well above, the scenic weir and mill at Bathampton.

Tollbridge Road is off the A4 London Road about 2 miles NE of Bath city centre. The A46 roundabout for access to the M4 is within half a mile.

The main entrance is at the north end into a large stone floored hallway. The door to Suite 3 is on the left into a lobby with stairs to the first floor offices and an inner door to the ground floor.

Ground Floor Office: 6.07m max x 5.02m polished wood floor, 2 windows, fitted shelving and door to

Kitchen: 2.2m x 1.55m, recently refurbished.

WC: off the inner lobby and exclusive to this office.

Parking: One on-site parking space will be allocated.

TERMS

To let at **£550+VAT** per month on a lease for 2 - 6 years, security of tenure excluded.

The tenant will pay a Service Rent, rising with CPI, of **£220 +VAT** per month to cover gas, electricity, water, fire alarm, building insurance, exterior and common parts repair and upkeep.

Rateable Value is only £4,400 no Business Rates will be payable if the tenant has no other premises.

EPC: Energy Performance assessed at 67 in Band C.

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. Those travelling to inspect are advised to check availability in advance. To view our privacy policy please visit www.derekwalker.com

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