

## **GROUND FLOOR OPEN-PLAN SUITE**

**1,250 sq ft (116m<sup>2</sup>) TO LET**



**“THE ICE HOUSE”  
124-126 WALCOT STREET  
BATH**

- **Air-Conditioned city centre offices**
- **Open-plan business space in a historic building**
- **Main studio with partitioned office and kitchen**
- **Separate rear meeting room**
- **Office suites with entrance to the side of the shop**

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

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

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.

The main side entrance has electronic fob access and opens onto a lobby and staircase. Doors to the Ground Floor North suite are immediately to right and left.

#### **GROUND FLOOR (NORTH) - 1,250 sq ft /116m<sup>2</sup>**

**Open-Plan Main Studio:** 21.23m max x 4.42m with 4 windows, partitioned office, fitted kitchen area, skirting trunking. There is a separate side entrance to this office at its west end.

**Meeting Room/Private Office:** 5.5m x 4.5m with two windows to the rear (east). (See first photo below)

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

#### **TERMS**

To let on a new lease, security of tenure excluded, for 3 to 5 years initially.

**Rent: £26,000+VAT per annum.**

Tenants of The Ice House pay their due shares of the service charge covering insurance, maintenance and servicing of common parts and facilities.

#### **BUSINESS RATES**

Rates payable in 2020-21 for this suite are £8,483. (The Rateable Value is £17,000)

**EPC:** Energy performance assessed 68 in Band C.

#### **VIEWING**

By prior appointment only, through the agents:  
Derek Walker, Chartered Surveyors.  
Ref: Hugh Warren, [hwarren@derekwalker.co.uk](mailto: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](http://www.derekwalker.com)

**BA1 5BG**

