

**482 sq ft (45m<sup>2</sup>) TO LET**  
**2 ROOM 1<sup>ST</sup> FLOOR OFFICES + CAR SPACE**



**KELSO VILLA**  
**UPPER BRISTOL ROAD, BATH**

- \* Just over half a mile west of city centre
- \* Gas fired central heating
- \* Trunking for power and data
- \* Main entrance from south side courtyard
- \* Street level entrance from Upper Bristol Road

**[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.

Kelso Villa is one of a row of offices at Kelso Place on the south side of the Upper Bristol Road, just over half a mile west of Bath city centre. Royal Victoria Park is close by and there are regular buses along the Upper Bristol Road with a stop at Kelso Place.

Kelso Villa is a 4 storey stone building with main entrance from the south-facing courtyard and parking area, but with a “front” door to the Upper Bristol Road.

On the ground floor is a ramped entrance with entryphone and “accessible” WC.

### **FIRST FLOOR SUITE (ground floor from street)**

**Office 1:** 5.08m x 4.25m; with two large windows with secondary glazing. Wide opening with double doors to:

**Office 2:** 4.78m x 4.88m, with two south-facing windows.

On the top floor is a shared **kitchen** and a further WC.

The offices have gas fired central heating, ceiling lights and uplighters. There is perimeter trunking for power and data distribution.

**Parking:** there is a designated space for this suite.

### **BUSINESS RATES**

Rates payable in 2020-21 if these are the tenant's only premises are **£Nil** or £3,343.30 otherwise. (Rateable Value is £6,700)

### **TERMS**

To let initially on a new 2 or 3 year lease, excluding security of tenure.

### **£8,750 per annum**

Payable quarterly, no VAT on rent but VAT is payable on service charge only.

Tenants pay by monthly service charge a fair proportion of the landlord's costs in insuring and maintaining the building, cleaning and servicing common areas and facilities, fire and security alarms, estate charge, water, gas and electricity costs.

### **VIEWING**

By arrangement with Derek Walker, Chartered Surveyors. 01225 448944. Ref: Hugh Warren [hwarren@derekwalker.co.uk](mailto:hwarren@derekwalker.co.uk)

**EPC:** Energy Performance rated at 38 in Band “B”.

**NOTE:** We have not tested equipment or services. Applicants should arrange for their own investigations into working order or suitability. If wishing to inspect please check availability in advance. Suite measured to “IPMS 3 – Office”.

For our privacy policy see [www.derekwalker.com](http://www.derekwalker.com)

**Kelso Villa BA1 3AU**

**Ground floor level from Upper Bristol Road >>**

