

444 sq ft (41m²)

OPEN-PLAN OFFICE TO LET

+ 2 PARKING SPACES



**STUDIO 3
“TOLLBRIDGE STUDIOS”
TOLL BRIDGE ROAD
BATH**

- Open plan studio office
- Quiet position just off A4 London Road
- Private ground floor entrance
- Security alarm
- Own kitchen and WC
- Shared cycle rack and terrace seating area

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.

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 the Bath Brewery offices. The road continues down to the toll bridge over the River Avon, leading 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.

Studio 1 is occupied by architects. Studio 2 is an artificial intelligence business. Studio 4 are publishers and booksellers.

Glazed entrance door into:

Open-plan Studio: 9.8m x 4.6m. Fitted kitchen area at the rear, with fridge and dishwasher, and large accessible WC. There are windows to the front and side and a security alarm.

TERMS

To let on a new tenancy, excluding security of tenure, for a term initially up to August 2024.

Rent: £9,000 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 the car park.

Business rates will be included in the communal costs unless suites are separately assessed in the future.

Total contributions for Studio 3: **£285+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.

BA1 7DE

