

475 sq ft (44m²) TO LET

TOP FLOOR OPEN-PLAN OFFICE

+ 2 CAR SPACES



**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

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 also with a "front" door to the Upper Bristol Road.

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

THIRD FLOOR (Second Floor level from street)

Open-Plan Office: 9.31m x 4.78m; with windows at each end.

Off the landing outside the office is a shared **kitchen** and WC.

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

Parking: there are two designated spaces in the courtyard for this suite.

BUSINESS RATES

Rates payable in 2020-21 would be **£Nil** - if these are the tenant's only premises - or £2,594.80 otherwise. (Rateable Value is £4,900 + £300.)

TERMS

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

£8,400 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

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

Kelso Villa BA1 3AU



Ground floor entrance from courtyard side