



Chartered Surveyors

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1,656 sq ft (154m²) OFFICES TO LET



**3 KELSO PLACE
UPPER BRISTOL ROAD
BATH**

- 3 storey open-plan offices half a mile west of Bath city centre
- 4 parking spaces, gas central-heating, air-con, BT fibre

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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 Place is on the A4 Upper Bristol Road, just over half a mile west of Bath city centre, before the Windsor Bridge A4-A36 link. Blue gates open into the estate which comprises several office buildings, each with allocated courtyard parking spaces.

No.3 is the centrepiece of the range of brick office units, Nos 1 to 5. Main entrances are from the south side but there is also access to the middle floor from the Upper Bristol Road north side.

Ground Floor: Glazed entrance to Reception/Hall: 2.97m x 4.23m and Office: 4.36m x 7.61m. To the rear of the reception is a lobby with 2 WCs and stairs up.

First Floor: Open-Plan Office: 6.44m (7.57max) x 7.8m with several windows to north and south, lobby with door to Upper Bristol Road and stairs up to

Second Floor: Open-Plan Office: 7.56m max x 7.8m. The north part has been partitioned to create a Private Office: 4.13m x 3.6m. Next to this is a well-fitted Kitchen area: 3.31m x 3.7m.

Total accommodation (IPMS3-Office) is 156m² (1,684 sq ft) including 2.6m² (28 sq ft) of limited use.

LEASE

3 Kelso Place is to let on a new full repairing lease for up to 3 years, excluding security of tenure, or potentially longer with mutual break option at 3 years.

Rent: £33,000 per annum.

The tenant reimburses the landlord for the annual building insurance premium and the share of the estate charge.

BUSINESS RATES

Rates payable in 2020-21 £9,431.10 (based on the total rateable value of £18,900)

EPC: Energy Performance rated at 92 in Band "D".

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 or suitability. Those travelling to inspect are advised to check availability in advance. To view our privacy policy please visit www.derekwalker.com **3 Kelso Place BA1 3AU**

