

## **GROUND FLOOR OPEN-PLAN OFFICE SUITE 1,700 sq ft (158m<sup>2</sup>) + 3 PARKING SPACES**



### **HANOVER HOUSE THE SQUARE, LOWER BRISTOL ROAD BATH**

- Well-fitted office accommodation on a modern estate
- 10 minutes' walk from Bath Spa station and the city centre
- Gas central-heating, security alarm, designated parking
- Large double-glazed windows, smart kitchen area, own WCs

**[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.

The Square is one of Bath's main modern office developments. The buildings surround a split level courtyard with private parking, about half a mile west of Bath Spa station along the A36 Lower Bristol Road.

Hanover House is a two storey building in the higher part of The Square. The central courtyard facing door is for the sole use of the ground floor tenant. (The entrance for the first floor is at the rear).

#### GROUND FLOOR SUITE

**Open-Plan Office:** approx 14m average width and 11.2m full depth.

The office tapers to the rear where there is a very smart and well-equipped "L"-shaped **Kitchen:** 3.7m x 4.0m max. A glass partition also creates a **Meeting Room.**

A glazed lobby leads to a private WC and then to the larger rear lobby and door to the exterior.

Off this lobby is the ground floor suite's second WC. (The first floor has its own facilities.)

Three parking spaces directly in front of Hanover House are allocated to the ground floor.

#### BUSINESS RATES

Rates payable for the ground floor are **£12,475** in 2020-21 (the rateable value is £25,000).

**EPC:** Energy Performance rated at 97 in Band D.

#### SERVICES

Gas central heating and water charges: -

Costs are split with the first floor tenant.

Electricity: separate meters for each floor.

Fire and security alarms. Each floor is a separately armed zone on the security alarm.

#### LEASE TERMS

The ground floor is let on a new lease of 3 to 5 years, excluding security of tenure.

**Rent: £35,000 +VAT per annum**

Tenants are responsible for the repair and decoration of the interior of the suite. The two floors pay equally into a fund to cover external repair and maintenance. Other property costs are split equally including building insurance and Hanover House's contribution to the estate service charge for The Square.

#### VIEWING

By prior appointment only through the agents:- Derek Walker, Chartered Surveyors.

Hugh Warren: [hwarren@derekwalker.co.uk](mailto:hwarren@derekwalker.co.uk)

**NOTE: Measured to IPMS3- Office.** We have not tested any equipment or services. Applicants should arrange for their own investigations into working order. Those travelling to inspect are advised to check availability in advance. For our privacy policy see our website [www.derekwalker.com](http://www.derekwalker.com)

**Hanover House BA2 3BH**

