

1,350 sq ft (125m²) OFFICES TO LET



4 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, fibre to premises**

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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. Gates open into the estate which comprises several office buildings, each with their allocated courtyard parking spaces.

Nos 1 to 5 form a range of brick office units. The main entrances are from the south side but there is also access to the middle floor from the Upper Bristol Road north side, by the bus stop.

Ground Floor

Glazed entrance to **Reception Office**: 2.84m widening to 4.8m x 5.4m and front **Meeting Room**: 3.48m x 3.39m. Behind the reception is the **Rear Office**: 2.9m x 2.73m and a lobby with recessed tea point, 2 WCs and stairs up.

Partitions are demountable if a more open-plan lay-out is preferred.

First Floor

Open-Plan Office: 4.8m (6.4max) x 7.8m with large windows to north and south, lobby with door to Upper Bristol Road and stairs up to

Second Floor: Open-Plan Office: 6.39m max x 7.8m. The north part has been partitioned to create 2 Private Offices: 3.15m x 2.5m each. A comms double cupboard in the SW corner houses the data cabinet

Total accommodation (IPMS3-Office) is 125.4m² (1,350 sq ft).

LEASE

4 Kelso Place is to let on a new full repairing lease for 3 to 5 years, excluding security of tenure.

Rent: £27,500 per annum (no VAT).

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

BUSINESS RATES

Rates payable in 2021-22 £8,333.30 (based on the total rateable value of £16,700)

EPC: Energy Performance rated at 109 in Band "E".

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

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