

“THE TOWER SUITE” 1,530 sq ft (142m²) OFFICES TO LET



SUITE 5, BATH BREWERY TOLL BRIDGE ROAD, BATH

- Landmark building in NE part of Bath
- 4 allocated on-site parking spaces
- 3 open-plan office floors + own facilities
- Outlook over meadows and hills + top floor balcony
- Gas central heating, LED lights, wood floors
- City centre 2 miles via A4 London Road

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.

Bath Brewery is an impressive 19th century building, converted to high quality offices in 1990. With its landmark tower it occupies a prominent position near to, but well above, the scenic weir and mill at Bathampton. Mill Lane beyond leads to the well-surfaced canal towpath cycle route into the city centre.

Tollbridge Road is off the A4 London Road about 2 miles NE of Bath city centre. The A46 roundabout for access to the M4 is within half a mile.

The main entrance (“Level 3”) is at the north end into a large stone floored hallway. The staircase to the Tower is a dramatic feature, steel cable hung. The accommodation comprises:

“Level 5”

Lobby with tea point and WC off.

Open-Plan Office: 5.95m x 6.45m. With two West facing windows.

“Level 6”

Lobby with WC off.

Open-Plan Office: 6.24m x 7.09m. Windows to north and south, door to **Kitchen:** 1.43m x 1.82m.

“Level 7”

Open-Plan Office: 6.4m x 7.39m with glass doors to **Private Office/Meeting Room:** 2.92m x 3.02m.

Car Parking: 4 allocated spaces for this suite.

BUSINESS RATES

Rates payable in 2021-22 £5,838.30 but may be £Nil if the tenant has no other business premises. (Further information from BANES Council. The Rateable Value is £10,500 + £1,200 for the parking).

TERMS

The Tower Suite is to let on a new lease, excluding security of tenure, for 3 to 5 years or potentially longer.

Rent: £31,000+VAT per annum

Tenants are responsible for the interior and a service charge to cover insurance and maintenance of the building, common parts and parking areas.

EPC: Pending.

VIEWING

By prior appointment only, through the agents:

Derek Walker, Chartered Surveyors.

Ref: Hugh Warren, 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 or suitability. Those travelling to inspect are advised to check availability in advance. To view our privacy policy please visit www.derekwalker.com

Bath Brewery BA1 7DE

