



Chartered Surveyors

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3 ROOM SELF-CONTAINED SUITE

787 sq ft (73m²) SECOND FLOOR



**“STERLING HOUSE”
UPPER BRISTOL ROAD, BATH**

- 3 good offices with own kitchen/staffroom and WC
- Half a mile west of Bath city centre
- Complete floor of a substantial Georgian building
- Gas central heating, security alarm
- 5 minutes' walk from Charlotte Street car park

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.

Sterling House is slightly set back from the A4 Upper Bristol Road, to the west of the city centre and near Victoria Park. There is some metered parking on Upper Bristol Road. Charlotte Street car park is about 5 minutes' walk via Marlborough Lane; the city centre is a similar distance beyond.

The building houses the offices of Unividual Ltd, financial planning and they use the front entrance. The second floor uses the entrance at the rear. The parking is retained by Unividual but tenants cycling can keep bikes in the rear courtyard.

The 2nd Floor suite has a single entrance door from the landing. Rooms are to front and rear of an internal passage. The WC exclusively for this suite is off the landing.

Front Office: 6.55m x 3.7m with two large windows and uplighters.

Rear Office 2/Meeting Room: 3.86m x 4.91m max, including two storage cupboards, one with a safe.

Rear Office 3: 2.81m x 4.9m max with deep cupboard and hatch to Office 2. The rear rooms look out towards the new Western Riverside development south of the river.

Kitchen/Staffroom: 2.89m x 3.69m.

Unividual have meeting rooms that could be hired by arrangement if required.

BUSINESS RATES

Rates payable in April 2023-24 are **£Nil** if these are the tenant's only business premises, or £3,892.20 otherwise. (The 2023 Rateable Value is £7,800.)

TERMS

The offices are to let on a new lease, security of tenure excluded, for a term to be agreed.

Rent: £16,500 + VAT per annum.

Tenants are responsible for keeping the interior in good repair and decorative order. A service charge will cover shared items such as building insurance, central heating, office and window cleaning, maintenance of alarms, common parts and facilities. The 2nd floor has its own electricity meter.

VIEWING

By arrangement with the agents,
Derek Walker, Chartered Surveyors.
Ref: Hugh Warren: hwarren@derekwalker.co.uk

EPC: Energy performance rated at 98 in Band "D".

NOTE: Measured to IPMS-3 Office. We have not tested any equipment or services. Applicants should arrange for their own investigations into working order and suitability. Those wishing to inspect are advised to check availability before travelling from a distance. For our privacy policy please see our website: www.derekwalker.com

Sterling House BA1 3AN

