



Chartered Surveyors

6 Gay Street Bath BA1 2PH

Telephone (01225) 448944

Fax (01225) 44 89 27

Email info@derekwalker.co.uk

**ROOM BY ROOM - STUDIO OFFICES TO LET
OR IN COMBINATION
ON INCLUSIVE TERMS**



**LEVEL 5 THE OLD MALTHOUSE
CLARENCE STREET
BATH**

- Refurbished office and studio spaces
- In an elevated position with a wide outlook
- Just over half a mile north-east of the city centre
- Self-contained floor, with gas c/h and modern facilities
- Smart kitchen / break-out area + shower

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 Old Malthouse is in an elevated position on a quiet street yet close to the London Road. It is a very substantial stone building with a modern west entrance that serves only Level 5 and the suite above.

Access from London Road is via Thomas Street into Clarence Street, or from the west by Margaret's Hill into Pera Road. There is some on street parking in the vicinity and the city centre is within 10 minutes' walk.

The Level 5 offices have windows along both main walls and have been divided to create 5 rooms each comfortably suitable for 4+ desks (approx. 6-8m x 3.9m) and two smaller rooms.

There is a well-fitted kitchen/break-out area, 2 WCs and a shower room. Lighting is LED.

BUSINESS RATES

Rooms to be reassessed individually for business rates. For those without other premises full rates relief is likely to be available.

TERMS

To let on new tenancies, security of tenure excluded, of 18 months minimum or up to 5 years. The rent **includes** central heating, electricity, cleaning, building insurance, and wi-fi internet. (Tenants can make independent comms arrangements if preferred)

Room rent: £750 per month.

The 2-3 person room is **£500** and there is a single desk room at **£250**.

EPC: Energy Performance assessed at 101 in Band E.

VIEWING

By prior appointment only, through the agents:
Derek Walker, Chartered Surveyors.
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 our website www.derekwalker.com

Level 5 The Old Malthouse, Clarence Street BA1 5NS

