

## **OPEN-PLAN RIVERSIDE OFFICES**

**2,783 sq ft (258m<sup>2</sup>)**



### **1<sup>ST</sup> FLOOR, RIVERSIDE SOUTH WALCOT YARD, WALCOT STREET, BATH**

- **City centre offices set back from the street**
- **New air-conditioning**
- **Own kitchen and WC facilities**
- **Shared use of terrace overlooking the river**
- **One car space can be made available at additional cost**

**[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.



Walcot Street is one of the main routes into the heart of Bath's retail area. The street has a good mix of retail, office, restaurant, residential and artisan premises. The main shopping streets are a few minutes' level walk away and Bath Spa station about half a mile.

Walcot Yard is off the east side of the street. The first buildings in it are new residential properties, and then the offices at Riverside North and South extend along the rear boundary – all with good windows looking over the river.

The first floor is open-plan with a partitioned meeting room, fitted kitchen area and men's and ladies' WCs.

**First Floor: 258.5m<sup>2</sup> 2,783 sq ft**

### BUSINESS RATES

1<sup>st</sup> Floor rates payable in April 2023-24: £20,209.50  
(The 2023 Rateable Value is £40,500)

### TERMS

The offices are available on new lease(s) of negotiable length on full repairing terms by way of service charge.

**Rent: £67,000 +VAT per annum**

Parking spaces (one currently available) are £2,500+VAT per annum each.

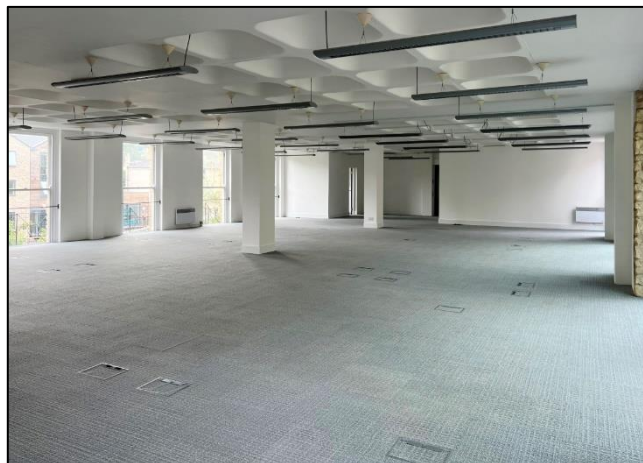
**EPC:** Energy performance assessed 38 in Band B.

### VIEWING

By prior appointment only, through the agents:  
Derek Walker, Chartered Surveyors.  
Ref: 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 or suitability. Those travelling to inspect are advised to check availability in advance. To view our privacy policy please visit [www.derekwalker.com](http://www.derekwalker.com)

**Riverside South, Walcot Yard BA1 5BG**



Terrace between North and South Offices

