

1,400 sq ft (130m²) OFFICES TO LET



5 KELSO PLACE UPPER BRISTOL ROAD BATH

- **3 storey part 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**: 3.34m x 3.28m, behind which is a **Kitchen Area**: 2.23m x 3.12m, 2 WCs and stairs up.

Front Office/Meeting Room: 2.91m x 4.1m

Rear Office/Meeting Room: 2.90m x 3.45m

First Floor

Large windows to north and south, lobby with door to Upper Bristol Road and stairs up to second floor.

This originally open-plan office has been divided by glass partitions to form **Front & Rear Rooms**: 4.17m x 3.85m and 4.05m x 3.88m.

Second Floor: Open-Plan Office: 6.39m max x 7.8m full depth. The north part has been partitioned to create **2 Private Offices**: 3.14m x 2.53m each. A comms cupboard in the SW corner houses the data cabinet

Partitions are demountable if a more open-plan lay-out is preferred. Each floor has gross internal dimensions of approx. 6.39m x 7.8m.

Total accommodation (IPMS3.2-Office) is 130m² (1,400 sq ft).

LEASE

5 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 2023-24 £11,813.83 (based on the total rateable value of £23,675)

EPC: Energy Performance rated at 118 in Band "E".

VIEWING

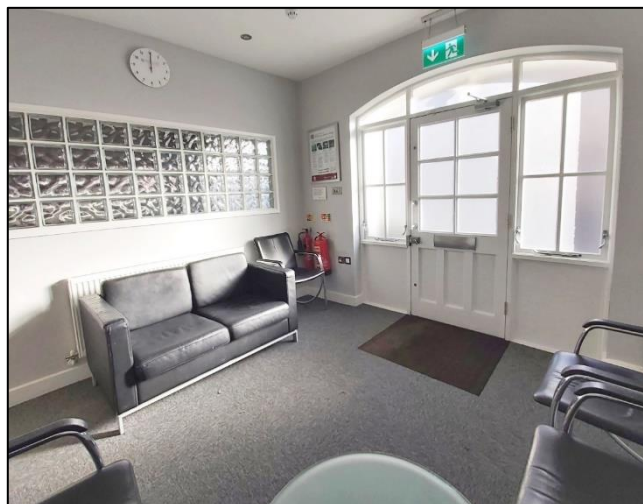
By prior appointment only, through the agents:

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 our website www.derekwalker.com

5 Kelso Place BA1 3AU



1-5 Kelso Place from Upper Bristol Road (A4)