

465 sq ft (43m²) OFFICES ON ONE FLOOR



5 KELSO PLACE UPPER BRISTOL ROAD, BATH

- **Open-plan office + two private rooms**
- **A little over half a mile west of Bath city centre**
- **2 allocated parking spaces, gas central-heating**
- **Air-con, fibre to premises**

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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.

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.

LEASE

To let on a new lease for 2 to 5 years, excluding security of tenure.

Rent: £11,500 per annum (no VAT).

Service rent: there will be a fixed service rent to cover electricity, heating, water, building insurance and maintenance, fire and security alarms.

BUSINESS RATES

No rates if these are the tenant's only business premises (otherwise, rates payable in 2024-25: £3,600)

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



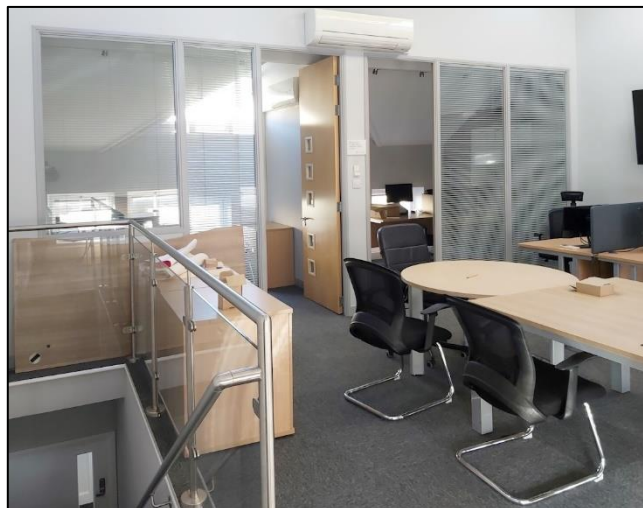
Bookable Meeting Room



Ground Floor Entrance/Reception



Second Floor Main Office



Second Floor 2 rooms



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