

SINGLE FLOOR OFFICES
2,150 sq ft (200m²) TO LET: £29,500+VAT
+ 5 CAR SPACES



SECOND FLOOR FRONT SUITE
REDBRIDGE HOUSE
LOWER BRISTOL ROAD, BATH

- Part open-plan + private offices
- Approx 2/3rd mile west of city centre
- Passenger lift, new LED lighting
- 6 - 7 minutes' walk from Oldfield Park railway station
- Suspended ceilings, gas central-heating, redecorated
- Meeting/training room, fitted kitchen, new carpets

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.



Redbridge House is approximately 2/3 of a mile west along the A36 Lower Bristol Road from Bath city centre. It is on the corner with Midland Road; at the north end of which is the bridge, providing a link with the A4 Upper Bristol Road.

The offices to let are in the front wing of the building, over the Kia-Ford garage's admin and showroom. Entrance is from the west side of the building to an inner hallway with staircase and lift to the upper floors.

The offices have suspended ceilings with integral LED lighting, gas central-heating, and perimeter trunking. Men's, Ladies' and disabled WCs are off the 2nd floor landing area. There are plenty of windows to west and east.

Reception Office: 4.66m x 7.94m

Open-plan Office: 6.50m x 7.31m

Kitchen: 3.74m x 2.72m with dish washer and fridge.

Private Office: 3.75m x 2.72m

Open-plan office: 5.26m x 5.95m

Meeting Room: 6.24m x 4.7m

Office/ Comms: 4.81m x 2.61m

Private Office: 4.81m x 2.61m

Parking: There are 5 allocated car spaces for this suite in the rear car park.

Note: walls between rooms are studwork so there is potential for opening up a larger area.

BUSINESS RATES

The 2nd floor front suite has a rateable value of £30,000. Rates payable 2024-25 = £14,970.

TERMS

To let for 2 and 4 years; security of tenure is excluded. A service charge covers building insurance and maintenance, common parts and facilities.

Rent: £29,500+VAT per annum

VIEWING

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

EPC: Energy performance rated 85 in Band D.

NOTE: Measured to IPMS 3.2 – Office. We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those travelling from a distance to inspect are advised to check availability in advance. For our privacy policy see our website www.derekwalker.com

Redbridge House BA2 3EW