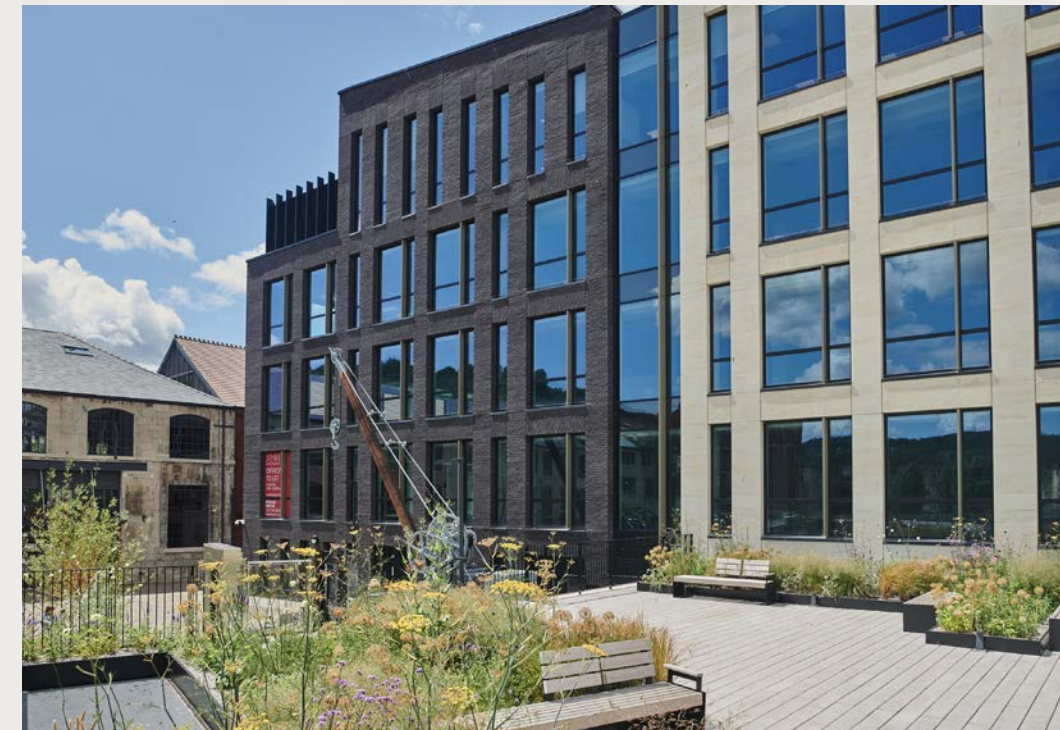
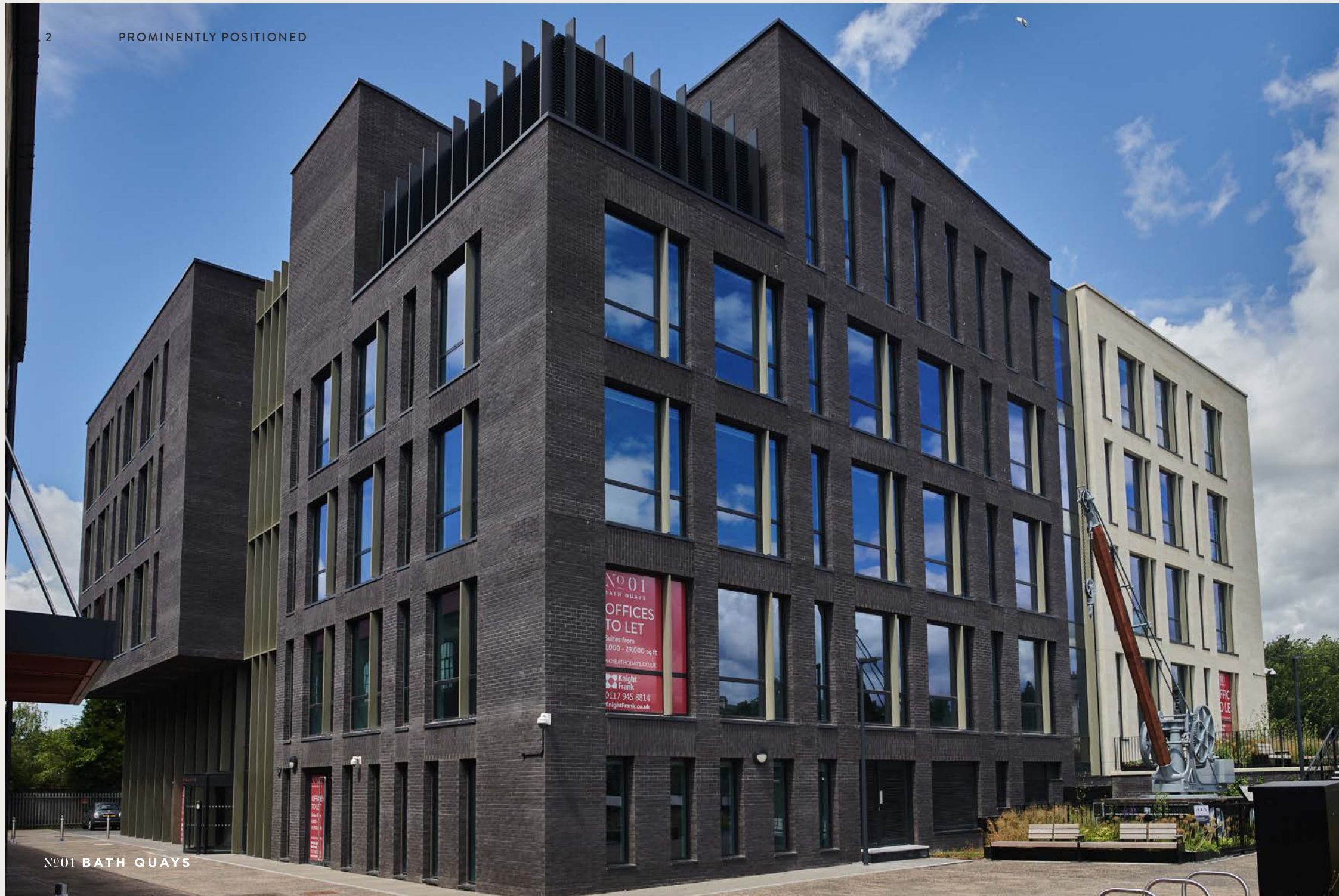




NO  
01

BATH QUAYS



# A new chapter



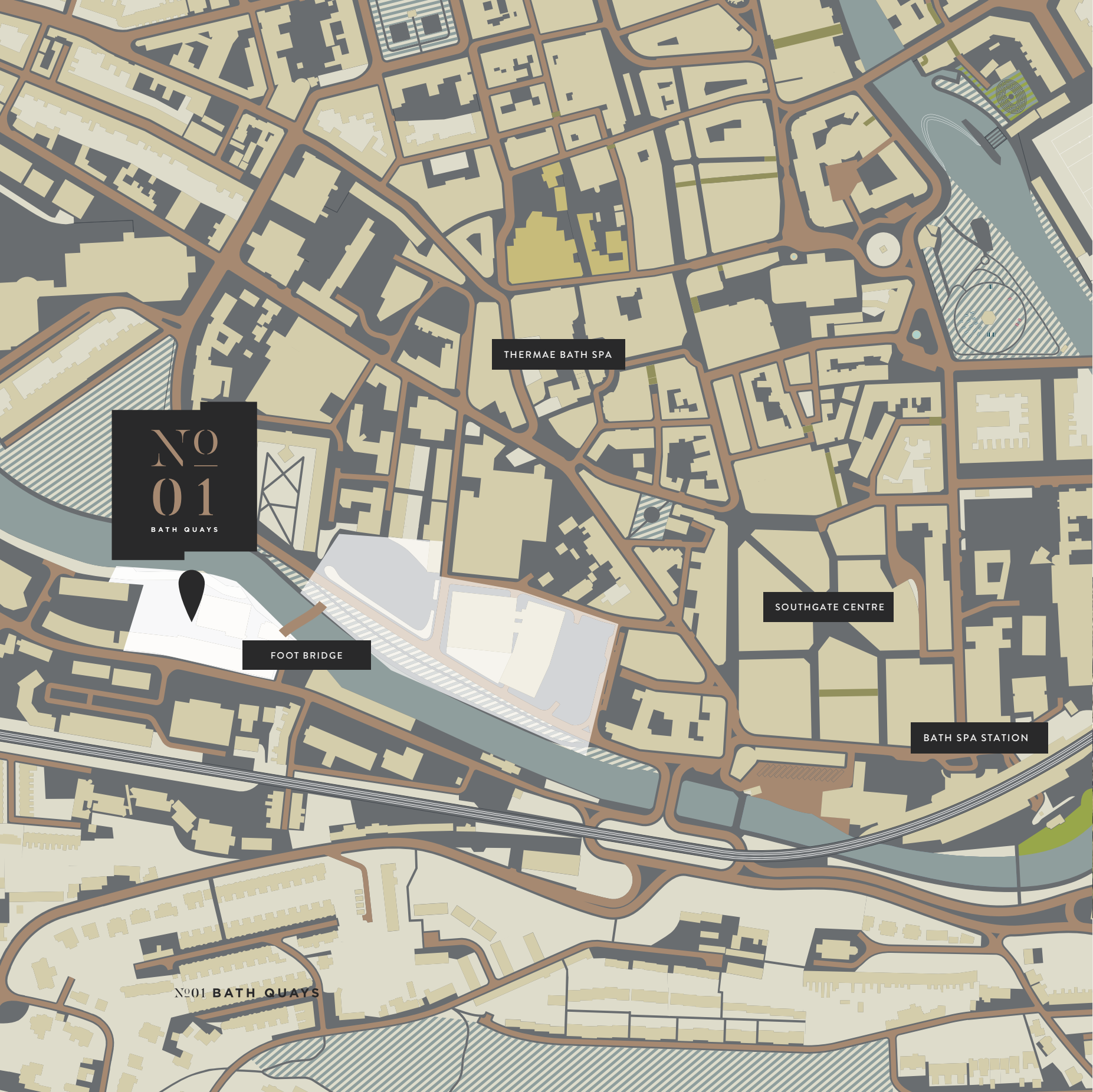
No01 BATH QUAYS



*“It is not the strongest species that survive, nor the most intelligent, but the ones most responsive to change.”*

CHARLES DARWIN

A NEW VIBRANT LOCATION



# A new space in Bath



## DESIGNED TO WORK FOR YOU

Prominently positioned on the riverfront No1 Bath Quays is part of a 4.5 acre regeneration project. Bath Quays provides the city with a new space for business, life and culture.

A blend of historic buildings with contemporary architecture. The wider development offers circa 300,000 sq ft (north and south quays) of office accommodation, alongside 150 apartments, ground floor retail and leisure facilities.

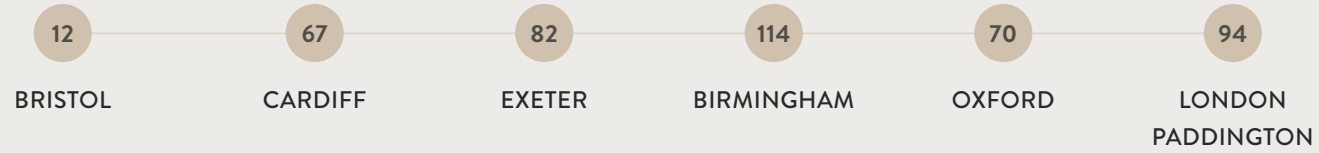
The Bath Quays site benefits from a new foot bridge across the river, linking into the city. Only 5 minutes walk from the station and the shopping centre.

Neighbouring No1 Bath Quays to the south is Newark Works, offering serviced office suites and co-working opportunities.

# Be in Bath

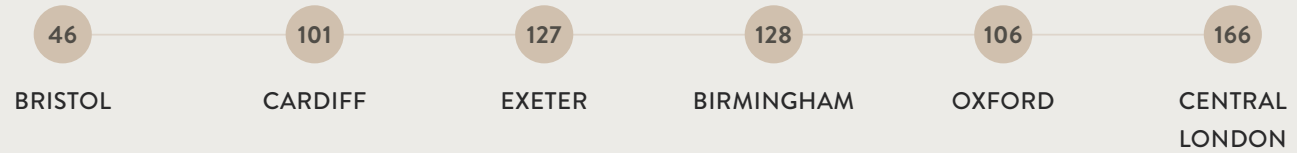


## FROM BATH BY TRAIN (IN MINUTES)



Times are approximate and sourced from National Rail.

## FROM BATH BY ROAD (IN MINUTES)



Distances are approximate and sourced from Google maps.

No.1 BATH QUAYS



CONVENIENTLY CONNECTED

# A flexible configuration

	SQ FT	SQM
FOURTH FLOOR (Let to Altus Ltd)	LET	LET
THIRD FLOOR	11,323	1,052
SECOND FLOOR	11,298	1,050
PART FIRST FLOOR (Part let to Fidelius Group)	4,534	421
GROUND FLOOR WEST	1,052	98
GROUND FLOOR EAST	1,067	99
<b>TOTAL</b>	<b>29,274</b>	<b>2,720</b>

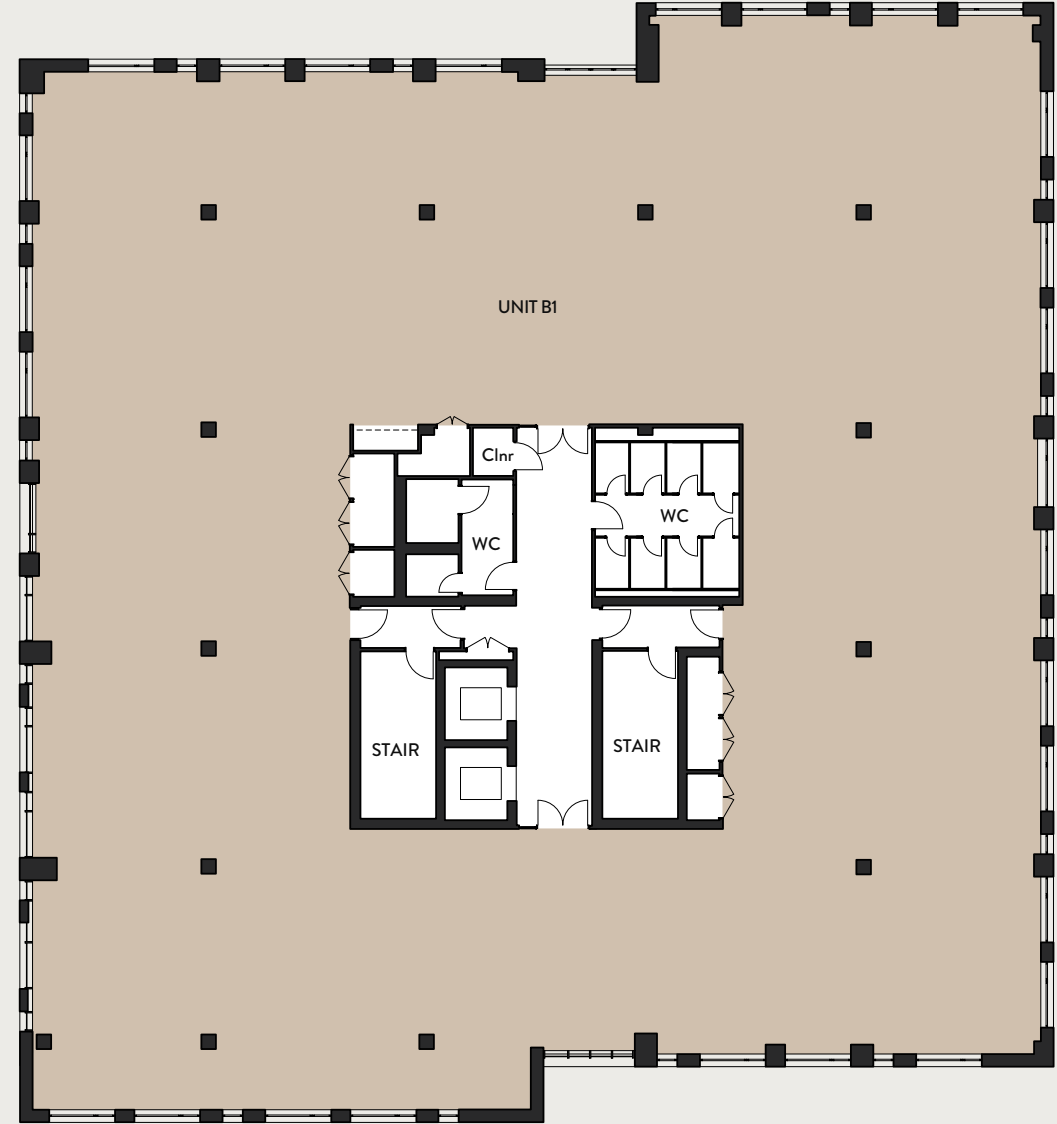
- LET
- AVAILABLE



PART FIRST FLOOR 4,534 SQ FT 421 SQM



SECOND FLOOR 11,298 SQ FT 1,050 SQM



THIRD FLOOR 11,323 SQ FT 1,052 SQM







# Specification

- Feature double height reception
- 12 secure parking spaces
- 11 electric car charging spaces
- 100 secure cycle racks
- Dedicated male and female changing/shower facilities with secure lockers and drying room
- 24-hour access
- 2 x 12-person high speed electric lifts
- VRF Air-conditioning
- Metal tile suspended ceiling
- Energy efficient LED lighting
- 150mm fully accessible raised access floor
- Gigabit Broadband to all floors
- EPC A rating for energy efficiency
- Designed for occupation at 1 person per 10m2 overall
- Designed to meet Secured by Design standards



Nº01 BATH QUAYS

 **Knight Frank**  
 0117 945 8814  
 KnightFrank.co.uk

 **SPACE IN BATH**

The space is offered on new leases direct from the landlord.  
 For more information please contact the sole letting agents Knight Frank

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**CONTACT**

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**Andy Smith**  
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 andy.smith@knightfrank.com

**Polly Smart**  
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These particulars are believed to be correct but their accuracy is not guaranteed and they are expressly excluded from any contract. July 2023.

YOUR NEW OFFICE?

**Nº01 BATH QUAYS**

[NO1BATHQUAYS.CO.UK](http://NO1BATHQUAYS.CO.UK)