



TRINITY

QUEEN SQUARE | BATH

THE NEXT CHAPTER

Prominently located facing Queen Square and Chapel Row in the centre of Bath, Holy Trinity Church, built in 1874, stands out with its imposing size and striking French Gothic style.

Spaceworks have detailed planning consent for a design lead contemporary space with flexibility for a variety of commercial and leisure, cultural and community uses. These uses include offices and studios, retail and restaurants, sports and health clubs and all other Class E uses.

The conversion will retain the character of the existing architecture, sympathetic to both its look and feel, in this stunning spacious historic building.

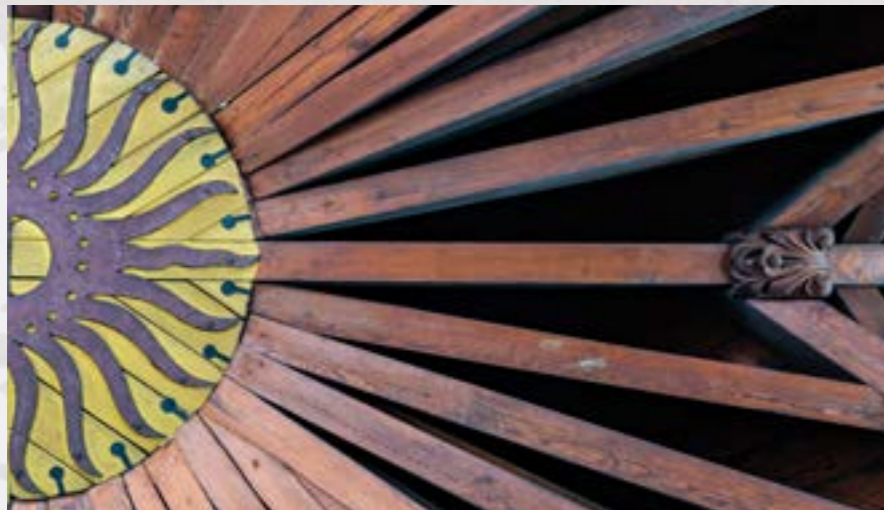
Trinity represents an opportunity to bring your business to a location and building which is truly unique, creating amazing and engaging spaces in a vibrant city.

The layout and space can be tailored to suit any occupiers needs – offering accommodation from 786 to 6,523 sq ft across a range of conventional and mezzanine floors. The space can incorporate all amenities for the modern occupier including secure bike racks, showers, lockers and breakout space.

Trinity not only offers exceptional internal spaces, but also benefits from the opportunity for a unique landscaped private garden with direct access from Queen Square. A great additional space to meet, work, eat or just chillout.



Computer Generated Image





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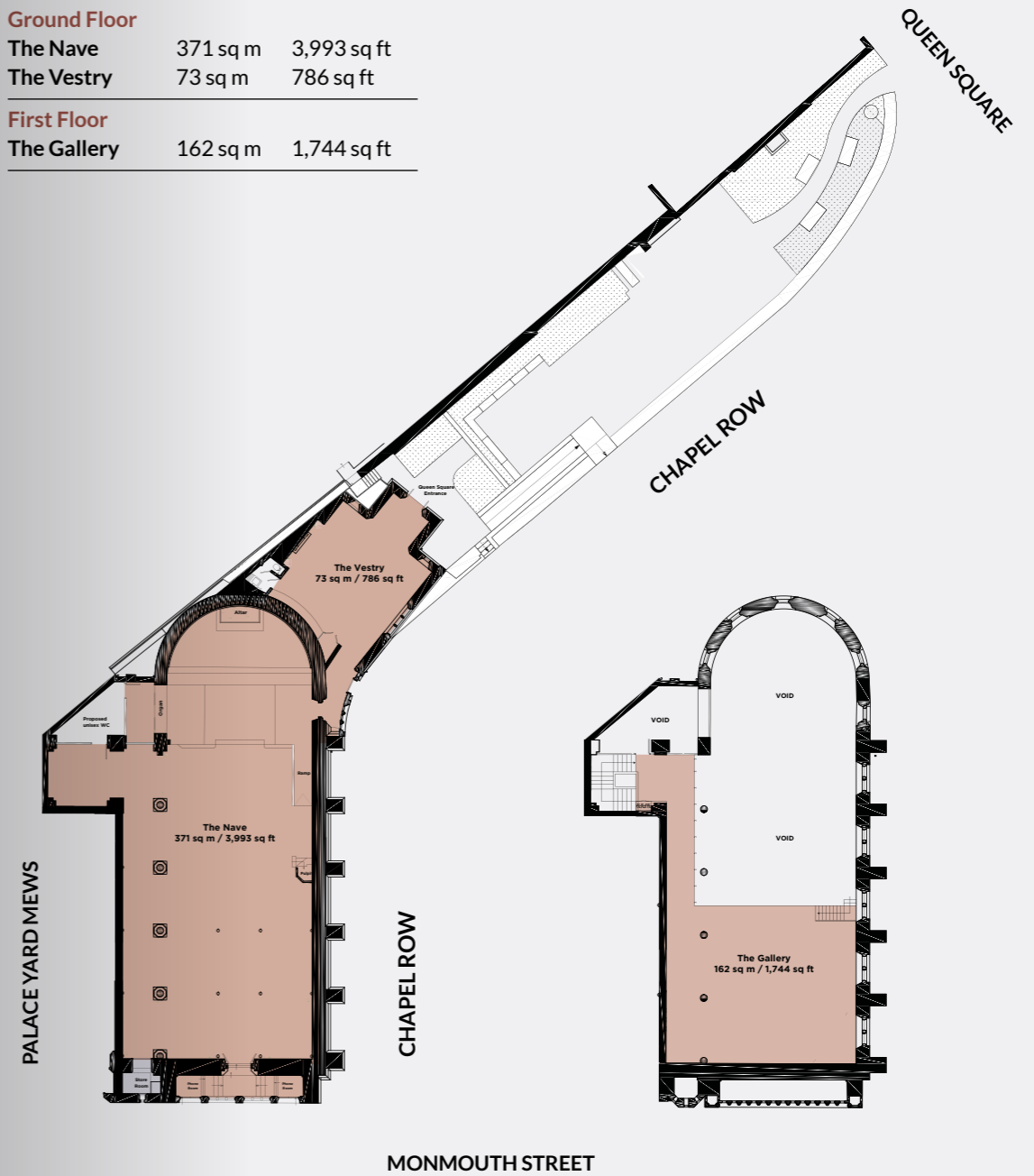
IN WITH THE OLD... IN WITH THE NEW

Ground Floor

The Nave	371 sq m	3,993 sq ft
The Vestry	73 sq m	786 sq ft

First Floor

The Gallery	162 sq m	1,744 sq ft
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LANDMARK ICONIC &
HISTORIC BUILDING


QUEEN SQUARE
CENTRAL LOCATION


AMAZING INTERIORS
THROUGHOUT


HIGH TECH
SPECIFICATION


DOUBLE AND TRIPLE
HEIGHT VAULTED SPACES


ATTRACTIVE
RECEPTION


A MIX OF OPEN PLAN
& PRIVATE SPACES


ENERGY-EFFICIENT
LED LIGHTING


LARGE
PRIVATE GARDEN


BIKE
STORAGE


SHOWERS &
LOCKER FACILITIES


ECO CLIMATE
CONTROL



ON LOCATION

Facing Queens Square, Trinity is also positioned on the intersection of Monmouth Street and Chapel Row. Trinity can again return to being one of the most prominent and recognisable landmarks in Bath.

Both rail and bus stations are within 10 minutes walk of Trinity.

TRAIN TIMES Approx

Bristol	11 mins
Swindon	26 mins
Reading	57 mins
Cardiff	67 mins
London Paddington	1 hr 21 mins

OUTSTANDING QUEEN SQUARE CENTRAL LOCATION WITH OVER 1,000 PUBLIC CAR PARKING SPACES WITHIN 3 MINUTES WALK OF TRINITY

Queen Square is the heart of Bath's professional district and hosts many attractions throughout the year with French, Italian and artisan markets and Boules events to name a few.

The famed Milsom Street, and the shopping experience of Walcott Street and Southgate shopping centre are only a few minutes walk from the building.

On the doorstep are a range of quality day-to-day amenities including fashionable bars, coffee shops, restaurants and parking.

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| 1 TRINITY | 9 BATH SPA |
| 2 BATH SPA TRAIN STATION | 10 AVON STREET CAR PARK |
| 3 BUS STATION | 11 ROYAL CRESCENT |
| 4 TAPAS REVOLUTION, BREW DOG, MOKOKO, COSY CLUB | 12 SOUTHGATE SHOPPING CENTRE CAR PARK |
| 5 SOUTHGATE SHOPPING CENTRE | 13 QUEEN SQUARE |
| 6 FUTURE PUBLISHING | 14 CHARLOTTE STREET CAR PARK (1,000 SPACES) |
| 7 BATH ABBEY | 15 GREEN PARK STATION |
| 8 BATH RUGBY (REC GROUND) | 16 APEX CITY HOTEL |

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trinitybath.co.uk

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