



**CSquared**

# OFFICES FOR SALE / TO LET

6 The Office Village, Roman Way, Bath Business Park,  
Peasedown St John, Bath, BA2 8SG





# FOR SALE / TO LET

## Modern Office Building

### LOCATION

Peasedown St John is a village and civil parish in Somerset, located 5 miles southwest of the city of Bath and 2 miles north-east of the town of Radstock at the foot of the Mendip Hills. Peasedown St John is connected to Bath and Radstock by the A367 and also links onto the A36 via Wellow Road.

### SITUATION

The premises are situated on a modern business park development, within the Office Village, at the junction of the A367 Peasedown St John by-pass and Wellow Lane, featuring car dealerships, a private hospital and a light industrial zone. No.6 comprises the end unit of the two storey terrace.

### DESCRIPTION

The property is situated over ground and first floor levels, providing modern open plan office space. The premises also feature meeting rooms, 7 allocated car parking spaces, double-glazed windows, central heating and kitchen and shower/WC facilities.

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### ACCOMMODATION

We understand the net internal floor areas (IPMS 3: Offices) are as follows: -

|              |                    |                    |
|--------------|--------------------|--------------------|
| Ground Floor | 95.74 Sq M         | 1,031 Sq Ft        |
| First Floor  | 90.88 Sq M         | 976 Sq Ft          |
| <b>Total</b> | <b>186.62 Sq M</b> | <b>2,007 Sq Ft</b> |

Measured in accordance with RICS Property Measurement Statement (2nd Ed.) incorporating the RICS Code of Measuring Practice (6th Ed.)

### PRICE

The premises are available for sale at a guide price of £335,000 ex. VAT.

### RENT

Rent on application.

### RATING ASSESMENT

|              | Rateable Value (April 2023) | UBR(23/24) | Rates Payable (April 2023) |
|--------------|-----------------------------|------------|----------------------------|
| Ground Floor | £10,750                     | 0.499      | £5,364.25                  |
| First Floor  | £10,750                     | 0.499      | £5,364.25                  |
| <b>TOTAL</b> | <b>£21,500</b>              | <b>N/A</b> | <b>£10,728.50</b>          |

The property's rateable value is liable for reassessment. We recommend interested parties make their own enquiries with the Rating Authority to verify rates payable considering their particular circumstances.





## EPC

The property has an EPC rating of 53 C.

## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

## FURTHER INFORMATION

Viewings can be arranged through the sole agents at CSquared

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