





# TO LET

## Prime Office Unit

### LOCATION

Bradford On Avon is a picturesque Wiltshire market town with a population close to 10,000, situated c.8 miles Southeast of Bath and popular as a place to live and visit with its wide range of independent retail, cafés, and restaurants.

### SITUATION

The property is situated on the Northern slopes c.150 metres along Newtown Road from the Market Street and Masons Lane corner linking into the heart of the town.

### DESCRIPTION

The building is a Brewery and Malthouse conversion to offices in c.1990 and has once been comprehensively renovated to provide contemporary offices set against the background of a dramatic and imposing period building. The premises has been recently refurbished to offer high quality office space over the second floor, with the accomodation split into two sections with the first offering reception, open kitchen area for staff break out or informal office with a large board room beyond. The second sectioned(interlinked) provides open plan office space with large windows looking down onto Bradford on Avon and to the White Horse on the hills beyond. The unit further benefits from fitted kitchenette and WC facilities.



### ACCOMMODATION

The property benefits from the following Net Internal Floor Areas:-

Second Floor	184.5 Sq M	1,986 Sq Ft
<b>Total</b>	<b>184.5 Sq M</b>	<b>1,986 Sq Ft</b>

All figures taken in accordance IPMS 3:offices.



## TENURE

The premises are available by way of a new lease from 30th September 2024 at a rent of £28,000 Per Annum exclusive of VAT and other outgoings.

## EPC

EPC rating on request

## RATING ASSESSMENT

Rateable Value	£17,500
UBR (20/21)	0.499
Rates Payable	£8,732.50

We recommend any interested parties make their own enquiries to Wiltshire Council (0300 456 0100) to verify these figures.

## LEGAL COSTS

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

## FURTHER INFORMATION

**Allan Lloyd**

01225 904704, 07527 388036

Allan.lloyd@csquaredre.co.uk

