

# OFFICES TO LET – UNDERGOING REFURBISHMENT

Lower Ground Floor Office  
17-20 Sydney Buildings, Bath, BA2 6BZ





# TO LET

## THE LOWER GROUND FLOOR OFFICE - UNDERGOING REFURBISHMENT

### LOCATION & SITUATION

17-20 Sydney Gardens is located on Sydney Buildings, just off Bathwick Hill, on the southern side of the Avon & Kennet Canal. Bath City centre is approximately 0.5 miles to the north-west (approx. 10 mins walk). The location is predominantly residential in nature, interspersed with office uses. Bathwick Hill provides amenities / local shopping and regular bus services. Bath Spa Train Station is approximately 0.75 miles with motorway connections via the A46 and Junction 18 of the M4, some 10 miles to the north.

### DESCRIPTION

The property comprises the rear suite on the lower ground floor of a Grade II listed mid-19th Century former Malthouse. The subject office forms part only of the lower ground floor with access from car park car level to a shared communal entrance and reception lobby. Internally, the suite provides an open plan office with two smaller meeting rooms, kitchen and WCs, currently undergoing refurbishment.

The building has a blank Bath Stone frontage to Sydney Buildings where there is permit and time limited parking available. An enclosed courtyard provides 1 allocated parking space for the lower ground floor suite.

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### ACCOMMODATION

#### 17-20 SYDNEY GARDENS

Lower Ground Floor	148.93 Sq M	1,603 Sq Ft
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The property has been measured in accordance with the RICS Property Measurement Statement (2nd Ed) & IPMS 3 (Offices).

### TENURE

The premises are available to let on the basis of a new effective full repairing and insuring lease via a service charge at a rent of £31,000 pa excluding VAT.





Photograph of rear of building (not forming part of the demise)



## EPC

70 C.

## RATING ASSESSMENT

Rateable Value - 16	£7,800
Rateable Value - 17	£9,500
UBR (20/21)	0.499

## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

Each party to bear their own legal costs.

## FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agents at CSquared,

**Maddie Pyles**

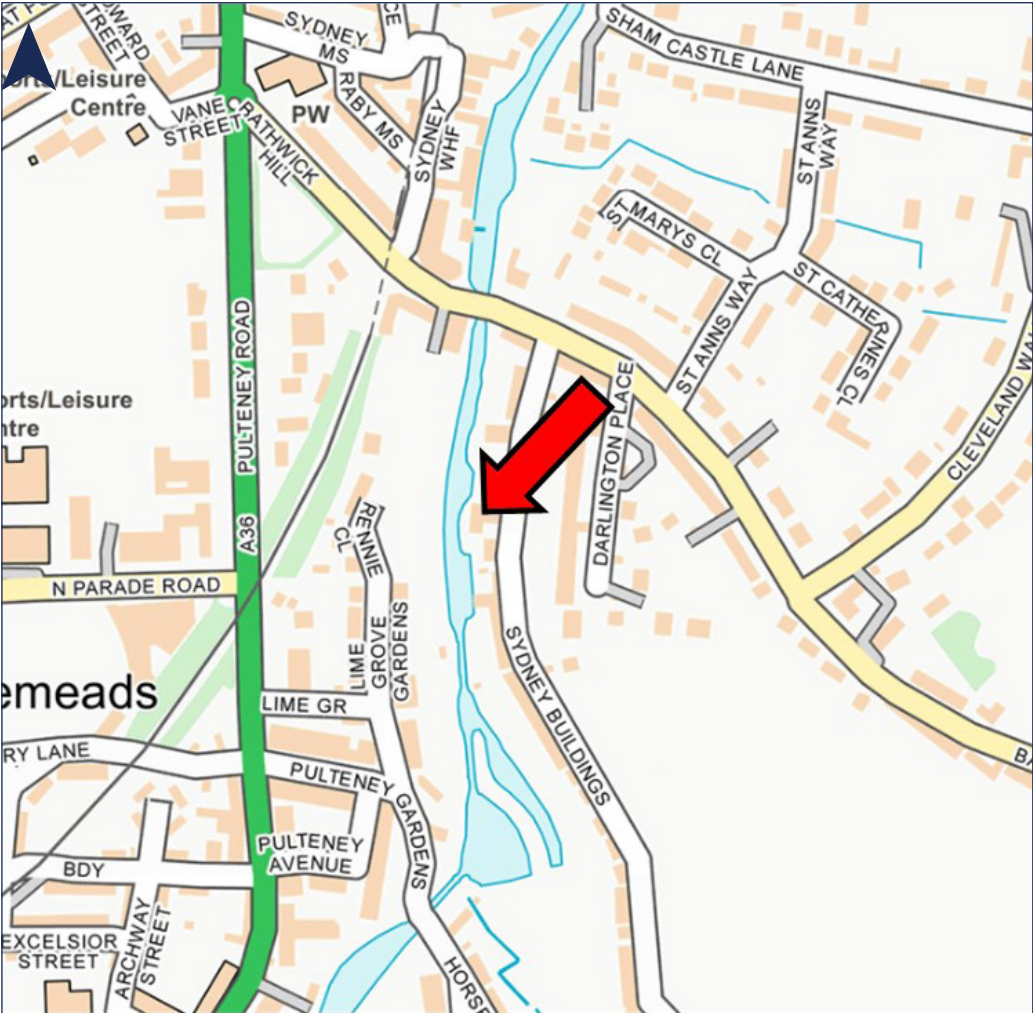
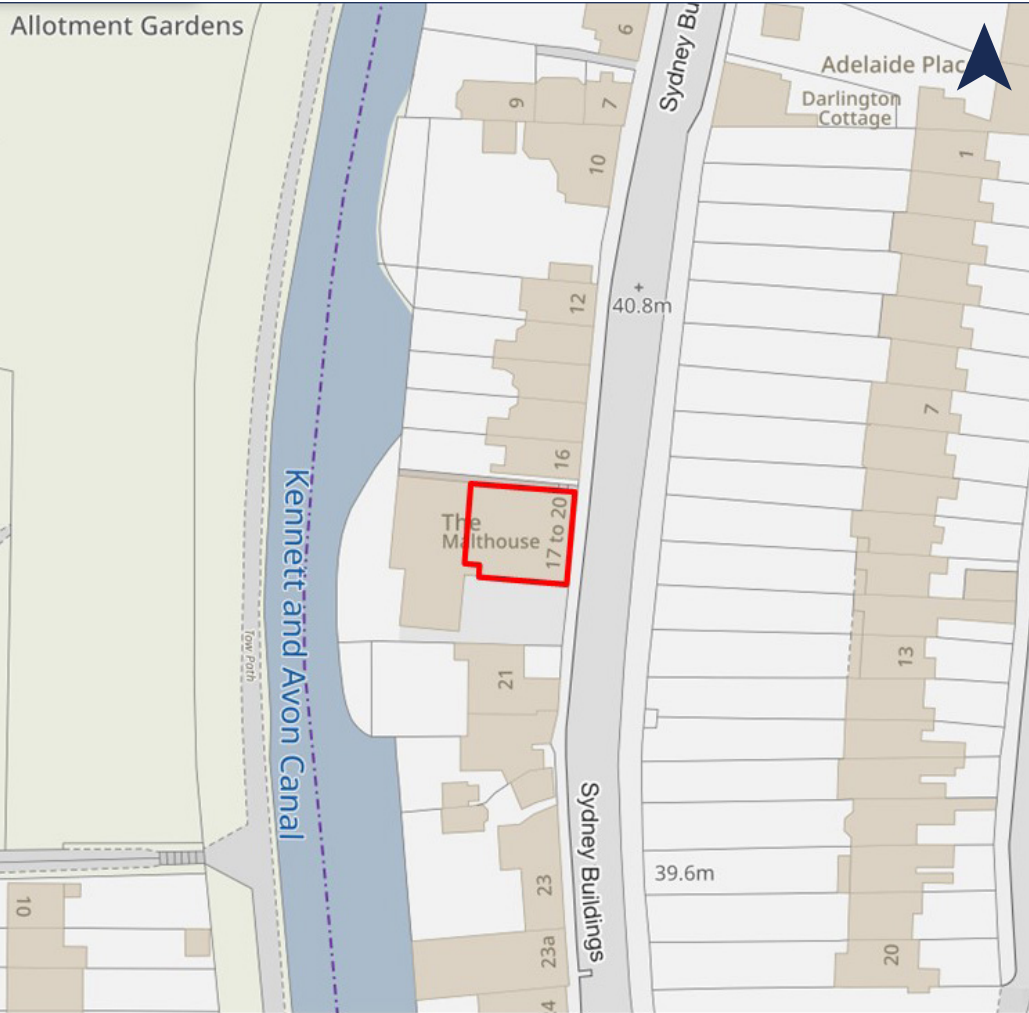
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