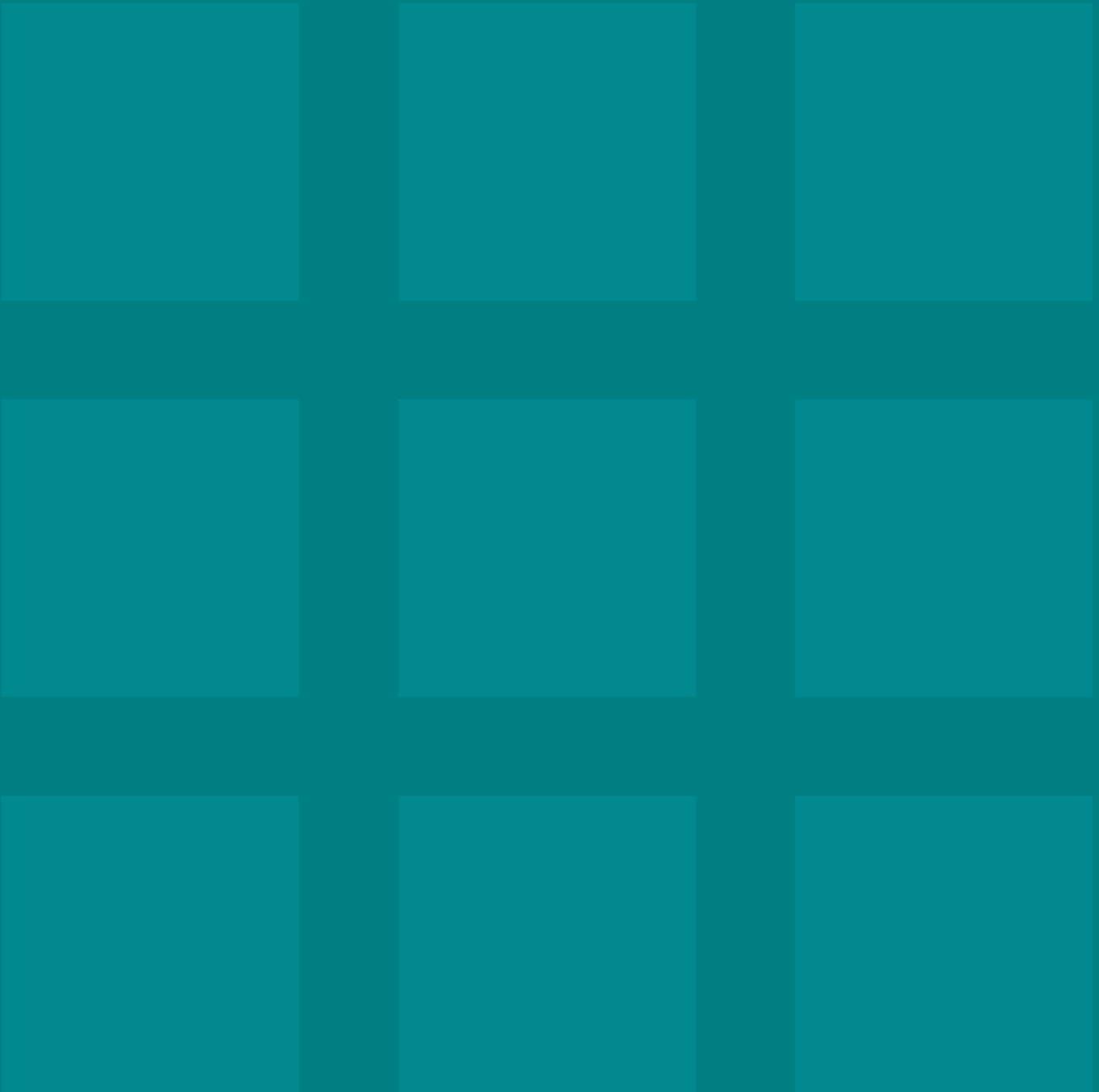


# Royal Mead

RAILWAY PLACE | BATH



PRESTIGIOUS OFFICES IN BATH CITY CENTRE



# A NEW ERA FOR ROYAL MEAD

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**1** Minute walk  
from Bath Spa  
Train Station



# UNRIVALED ESG CREDENTIALS REDEFINING SUSTAINABILITY FOR BATH OFFICES

**Royal Mead provides outstanding contemporary office accommodation in the heart of Bath. ESG and Wellness have been integrated to ensure a truly unique user experience.**

The full height reception provides an enviable first impression leading through to four floors of flexible, open plan office space arranged around a central core.

The quality is undiminished throughout the building with outstanding natural light, a high specification, new end-of-journey facilities and attractive finishes to all areas. The top floor has four roof terraces which provide exceptional views over Bath and the surrounds.

**BREEAM®**

**BREEAM  
EXCELLENT**



**WIRESCORE  
SILVER**



**ACTIVE SCORE  
GOLD**

**fitwel®**

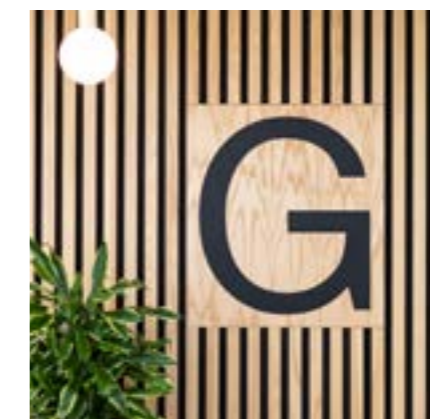
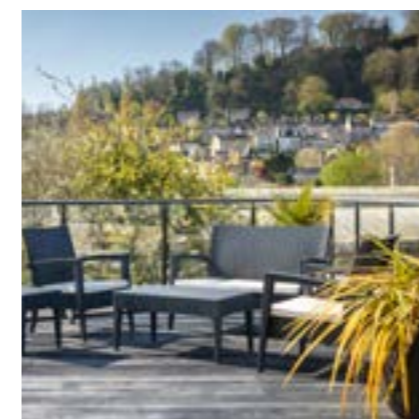
**FITWEL ★★**

**A**

**AIRSCORE  
GOLD**



**EPC B**





FLEXIBLE, EFFICIENT FLOOR  
PLATES **WITH NATURAL  
LIGHT FROM ALL SIDES**

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# HIGH END SPECIFICATION...

 <p>NEW ALL ELECTRIC VRF AIR CONDITIONING</p>	 <p>4 ROOF TERRACES</p>	 <p>NEW LED LIGHTING WITH PIR SENSORS</p>
 <p>FULLY ACCESSIBLE RAISED FLOORS</p>	 <p>2 NEW 10 PERSON PASSENGER LIFTS</p>	 <p>CONTEMPORARY FULL-HEIGHT GLAZED RECEPTION</p>
 <p>SHOWER AND LOCKER FACILITIES WITH DRYING CABINETS</p>	 <p>34 CAR PARKING SPACES INCLUDING 10 EV CHARGING POINTS</p>	 <p>34 SECURE CYCLE SPACES</p>

# AND EASILY ACCESSIBLE TOO WITHIN 1 MINUTE'S WALK OF BATH SPA TRAIN STATION...

JUST A 3 MINUTE WALK FROM THE BUS STATION



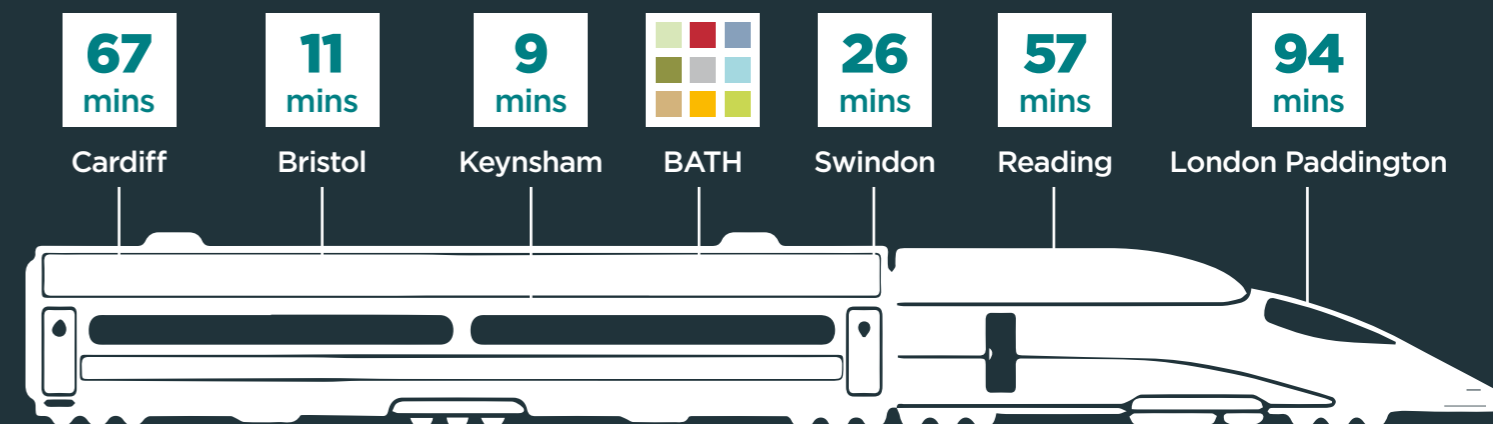
AN UNRIVALLED CAR PARKING RATIO OF 1:771 SQ FT

Arguably one of the best car parking ratios for an office building in Bath



# GET ON YER BIKE AND UTILISE OUR SECURE CYCLE STORE

- 34 secure cycle spaces
- Visitor cycle parking bays
- 6 electric scooter charging points
- 8 electric bike charging points
- Repair station
- 6 Brompton cycle lockers
- CyclingScore Platinum



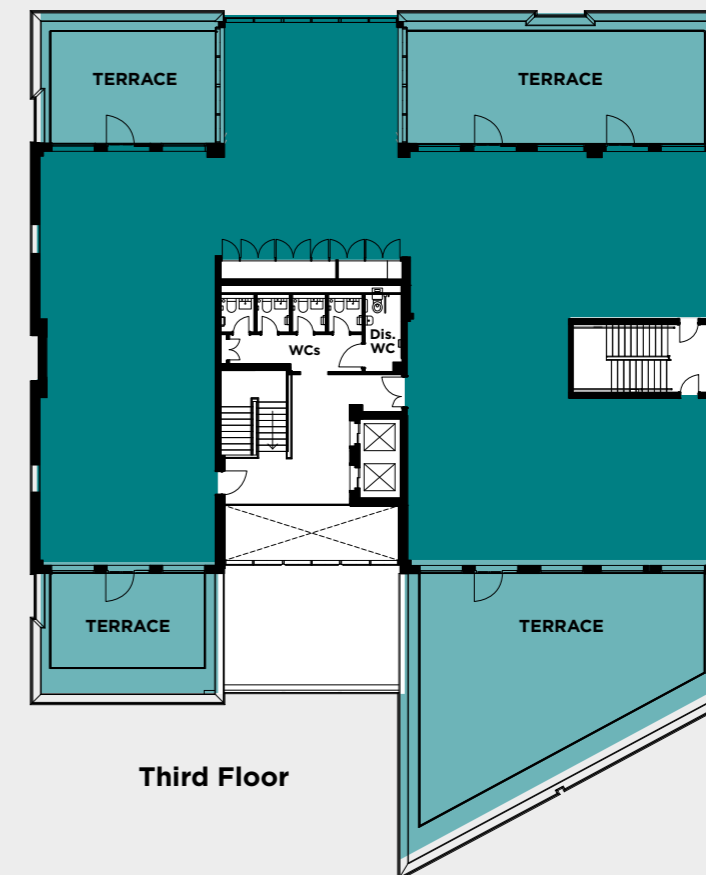
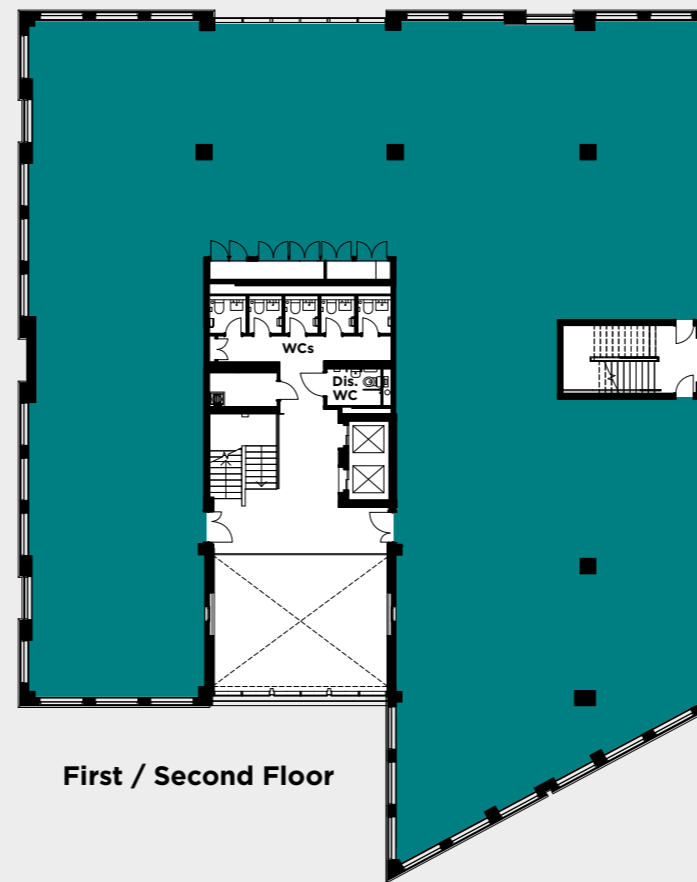
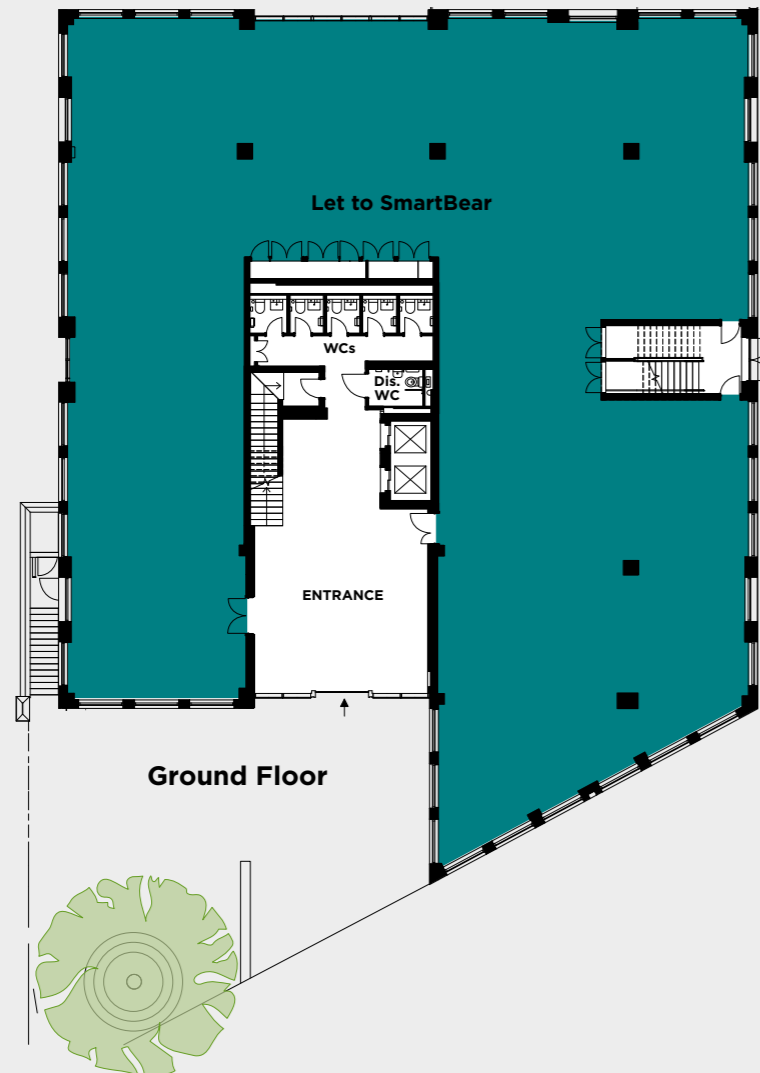




# FLOOR PLANS

The floors will provide the following approximate areas:

FLOOR	sq m	sq ft
Third	380.2	4,092
Second	635.1	6,836
First	634.3	6,828
Ground	Let to SmartBear	
<b>Total</b>	<b>1,650</b>	<b>17,756</b>







bikestore



1

2

3

4

5

6

11

16

18

20

3

5

17

19

1

8

9

10

11





# SPACE PLANNING

## Second Floor Low Density

<b>Open plan desks</b>	44	<b>Fully Fitted Kitchen</b>	1
<b>Agile working areas</b>	31	<b>Quiet working</b>	3
<b>4 person meeting room</b>	1	<b>Teapoint / Breakout</b>	1
<b>7 person meeting room</b>	2	<b>Coats &amp; lockers</b>	1
<b>10 person meeting room</b>	1	<b>Comms Room</b>	1
<b>Collaboration area</b>	8		



**Second Floor**  
Low Density

## Second Floor High Density

<b>Open plan desks</b>	64	<b>Fully Fitted Kitchen</b>	1
<b>Agile working areas</b>	24	<b>Quiet working</b>	3
<b>4 person meeting room</b>	2	<b>Teapoint / Breakout</b>	1
<b>7 person meeting room</b>	1	<b>Coats &amp; lockers</b>	1
<b>10 person meeting room</b>	1	<b>Comms Room</b>	1
<b>Collaboration area</b>	8		



**Second Floor**  
High Density

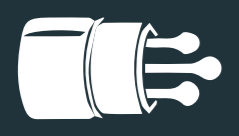




# FULLY FITTED OPTION

The accommodation can be offered fully fitted (Cat A+) by the landlord.

The fit out can be tailored to suit an occupiers requirements to provide an occupier with a full turnkey solution, reducing capital expenditure and the lead-in time to occupation.



FIBRE ENABLED



OPEN PLAN DESKS



BREAKOUT AREAS



FULLY FITTED KITCHEN



HOT DESKS



MEETING ROOMS



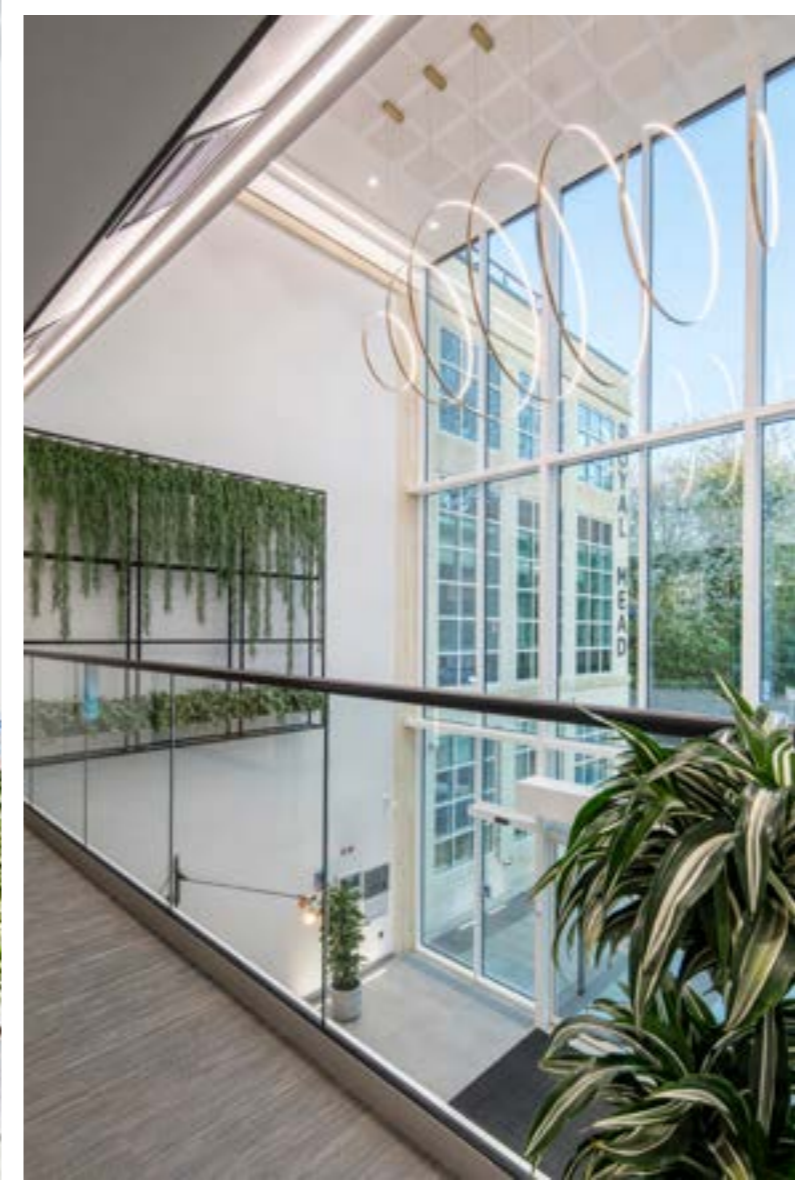




**ROYAL MEAD – BATH'S ONLY  
OFFICE SCHEME THAT HAS  
ACHIEVED BOTH BREEAM AND  
FITWEL ACCREDITATIONS**











## WHY ROYAL MEAD?

Royal Mead is located adjacent to Bath Spa Train Station and benefits from fantastic local amenities within the Southgate Shopping Centre and Restaurant Quarter, located less than a 2 minute walk away.

The central location ensures that occupiers have access to the widest range of amenities from bars, restaurants, cafes, hotels, and public transport.

Bath benefits from fantastic access via road and rail. Access via the A4 and A36 lies within less than half a mile of Royal Mead. Bath Spa train station provides links across the UK and sits on the line that goes directly to London Paddington and Bristol Temple Meads.

- 1
Minute walk from Bath Spa Train Station

- 2
Minutes walk from Southgate Shopping Centre & Bath Vaults

- 3
Minutes walk from Bus Station






# BATH... A CITY WITH A LOT TO SHOUT ABOUT...



## BATH IS THE UK'S MOST PROGRESSIVE CITY WITH BRISTOL #2

Trends measured include: gender pay gap, recycling rates, voter turnout, number of vegan and vegetarian restaurants, number of ultra-low emission vehicles, and number of women in local government

## UNESCO WORLD HERITAGE STATUS



**GREEN SPACES** Explore ROYAL VICTORIA PARK in Bath which includes a putting green, golf course, skateboard park, tennis courts, children's play area and a 9 acre botanical garden

## BATH'S NIGHTLIFE & CULTURAL

Bath's nightlife and cultural offerings are rich and diverse, with a wide variety of venues for drama, music, dance and performance

## MOST FAMILY FRIENDLY CITY

Source: MoneySuperMarket



**ACORN THE UK'S FIRST CARBON OFFSETTING FOREST WHICH IS LOCATED NEAR BATH**



**BATH HAS TWO LEADING UNIVERSITIES AND BATH COLLEGE IS ONE OF THE TOP 10% FE COLLEGES** in England for employer satisfaction



**BATH HALF** is one of the UK'S most popular half marathons



# ALL ON YOUR DOORSTEP





**royalmead.co.uk**

A DEVELOPMENT BY:

**CBRE** Investment  
Management



**ALCHEMY**  
ASSET  
MANAGEMENT

**MISREPRESENTATION** These particulars do not form part of any contract. Neither Lambert Smith Hampton or Knight Frank nor any of its directors, employees or agents is authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. May 2023.

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