

SPACIOUS OPEN PLAN OFFICE—TO LET

Unit 1, Bath Business Park, Roman Way, Peasedown St John, Bath, BA2 8SG



- A spacious, modern open plan office providing accommodation of approximately 3,248 sq ft (301.76 sq m)
- Popular business park location
- 10 on-site car parking spaces
- Passenger lift, fitted kitchenette, meeting rooms and shower
- E Class—suitable for a range of uses to include office, medical etc



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
0117 934 9977

LOCATION

The property is located on Bath Business Park which is just 6 miles southwest of Bath city centre with direct access via the A367. Bath enjoys well established connections by road and rail with the motorway network being accessible by Junction 18 of the M4 whilst the A4, A36, and A367 connect to the city of Bristol, Chippenham, Salisbury and the South Coast. Bath Spa station provides mainline services direct from London Paddington and Bristol Temple Meads railway station.

DESCRIPTION

Bath Business Park is the only purpose built, mixed use Business Park specifically developed to serve Bath and the surrounding areas. There are many well established and high profile occupiers located on the Business Park such as Mercedes Benz, Bath Audi, Halsall Construction, Bath Fertility Clinic. Unit 1 is a self contained office providing modern, open plan accommodation over ground and first floors, finished to a high specification. The available space is located on the ground floor and benefits from following:-

- Carpeting throughout
- Passenger lift
- Double glazing
- Gas central heating
- Suspended ceilings incorporating modern office lighting
- Raised floors
- DDA access
- WC's and showers
- Fitted kitchenette
- Fitted meeting rooms

The property is currently arranged to provide predominately open plan space with partitioned meeting rooms, a storage room and kitchenette. The office could be refurbished to provide completely open plan space, or the meeting rooms could remain in-situ (which may be of a cost saving benefit to an incoming tenant.)

ACCOMMODATION

In accordance with the RICS Property Measurement Standards, the ground floor has an approximate NIA of 3,248 sq ft (301.76 sq m).

CAR PARKING

There are 10 demised car parking spaces with the ground floor, plus plenty of free parking on the entrance road.

RENT

£15.00 per sq ft per annum exclusive.

TENURE

The premises is available to rent by way of a new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed.

BUSINESS RATES

At present the property is currently assessed as a whole, therefore the business rates will need to be split for each floor once a tenant is identified.

Rateable Value: £53,500
Rates Payable (2024/2025): £27,392

NB: Some of the car parking spaces are rated separately.
Interested parties are advised to make their own enquiries to verify this information.

VAT

We have been advised that the property is elected for VAT.

EPC

The EPC for the property is B (39).

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Finola Ingham FRICS / Georgia Warfield BSc (Hons)
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SUBJECT TO CONTRACT

April 2024

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