



# To Let

## 6/7 Trim Street, Bath, BA1 1HB

High Quality Fully Inclusive Serviced  
Office Suites in the Heart of Bath

08449 02 03 04

[avisonyoung.co.uk](http://avisonyoung.co.uk)

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## Location

The premises are located on Trim Street in the heart of Bath, a UNESCO World Heritage City. The property is conveniently located within half a mile of Bath Bus Station and Bath Spa Train Station. The train station offers direct access to Bristol (c.10 minutes) and London Paddington (c.1 hour 30 minutes).

Trim Street is located within Bath's vibrant core and benefits from a huge range of local amenities including the famous retail area of Milsom Street, and associated coffee shops, restaurants and bars.

Bath boasts a vibrant city centre housing renowned tourist destinations such as the Roman Baths, Pump Rooms, Bath Abbey, Guildhall, Holbourne Museum and Theatre Royal, all located within close proximity to 6/7 Trim Street.

## Description

Fully inclusive serviced offices situated within a beautiful Grade II listed Georgian building, which has been newly refurbished to provide high-quality working environments, available for immediate occupation.

6/7 Trim Street benefits from period features, excellent natural light, meeting rooms and state of the art technology.

### The all-inclusive service office space provides the following:

- Dedicated Bandwidth Options
- Staffed Main Reception
- Building & Landlords Contents Insurance
- Kitchenette
- 24/7 Secure Access

- Building Services
- Shower Facilities
- Mail Services
- Bookable Meeting Rooms
- Bicycle Storage Facilities
- Maintenance
- Utilities
- Client Lounge
- Brand New Fit-Out
- Secure Comms Room
- VOIP Phone System
- High Speed Internet

## EPC

The property has an EPC rating of 62 (Band C). An EPC certificate is available on request.

## Terms

The offices are available on fully-inclusive flexible contracts, further details available on request.

## Viewings

For further information or to arrange a viewing are please contact the joint agents, Avison Young or Carter Jonas.

## VAT

VAT if applicable, will be charged at the standard rate.





Office Name	Sq ft (Total)	Number of Work Stations	Availability
Thermae Bath Spa	219	6	Let
Roman Baths	238	6	Available
Assembly Rooms	299	9	Available
Milsom Street	279	9	Let
Pulteney Weir	174	4	Let
Pulteney Bridge	282	9	Available
Queens Square	298	10	Available
Prior Park	175	4	Let
Royal Victoria Park	173	4	Let
The Circus	259	8	Available
Royal Crescent	278	11	Available
Bath Abbey	165	4	Available
Bath Skyline	162	4	Let

If you would like to know  
more please get in touch.

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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