

1st Floor East Building, Pinesgate, Lower Bristol Road, Bath BA2 3DP





TO LET

1st FLOOR EAST BUILDING

LOCATION

Pinesgate is situated less than a mile from Bath Spa Railway and Bus stations and while already within a 10 minute walk of the city centre will become even more accessible with the opening of Bath Quays Bridge later in 2021.

The micro location is experiencing significant improvement with the completion of No1 Bath Quays office development and imminent completion of Newark Works creative quarter close by.

There is a Sainsbury's supermarket 200 yards from the building (also providing pedestrian access to the city centre) and a range of independent restaurants and bars on the Lower Bristol Road supplementing the amenities of the historic central area of the city.

Quickest train times to Bristol Temple Meads and London Paddington are 12 minutes and 94 minutes respectively; both are direct services and the London service is twice hourly. There is a bus stop immediately outside Pinesgate providing a variety of bus routes serving suburban Bath and the surrounding area.

DESCRIPTION

The available suite comprises the entire first floor of Pinesgate East Building and provides 15,130 sqft (1,405 sqm) approx. of refurbished and open plan office accommodation arranged around a central lightwell. An allowance is available for the installation of both floor boxes and carpet.

The accommodation was refurbished by the Landlord in 2020 and provides the following amenities:

- ◆ Double height reception area
- ◆ Raised floors
- ◆ VRF Air conditioning
- ◆ Metal tile suspended ceiling
- ◆ New motion sensor LED lighting
- ◆ New WC's
- ◆ New lift car
- ◆ 25 on site car spaces (1:615 sqft)
- ◆ 2 showers





LEASE

The property is available by way of assignment of an effective full repairing & insuring lease expiring 21 February 2025.

Alternatively it may be possible to agree an alternative lease structure by arrangement direct with the Landlord.

TERMS

Rent

£393,328 per annum (£26.00 per sqft)

Rates

We understand the rateable value of the suite is £208,988 (purchasers are advised to make their own enquiries in this regard (<https://www.tax.service.gov.uk/business-rates-find/valuations/23230101000>))

EPC

The EPC Asset Rating is 49(B)

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