

Bath House, Bath Street, Finzels Reach, Bristol BS1 6BB

AVAILABLE TO LET AS A WHOLE PROVIDING SELF CONTAINED OFFICES

FLEXIBLE LEASE
TERMS AVAILABLE

4,960 sq ft (461 sq m) - Suitable for Office, Medical or Educational / Training ■ ■ ■



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LOCATION - BS1 6BB

Bath House consists of three converted Georgian Terraced Houses adjoining Finzels Reach and Victoria Street, the prime thoroughfare to Bristol Temple Meads Train Station.

The building consists of 4,960 sq ft across ground and three upper floors with tea points on each upper level and benefits from a secure rear courtyard.

Temple Meads Train Station and Bristol Bus Station are around a 5 minute and 10 minute walk respectively.

Notable neighbouring occupiers include BBC, Channel 4, Gorilla Productions (ITV), Barclays & Parmenion Capital.

Description

The offices will undergo refurbishment to provide excellent accommodation benefiting from the following specification:

- LED lighting and excellent natural light.
- Communal building shower facilities, cleaned and maintained under the service charge.
- Kitchen facilities on each upper floor.
- Bike storage in secure rear courtyard.
- 2 demised car parking available in rear car park.

Office Floor Area (NIA)

Floor	Area (Sq ft)	Area (Sq M)
3 rd Floor	1,118 sq ft	104 sq m
2 nd Floor	1,266 sq ft	118 sq m
1 st Floor	1,284 sq ft	119 sq m
Ground Floor	1,292 sq ft	120 sq m
Total	4,960 sq ft	461 sq m

Floor areas subject to final measurement

Tenure

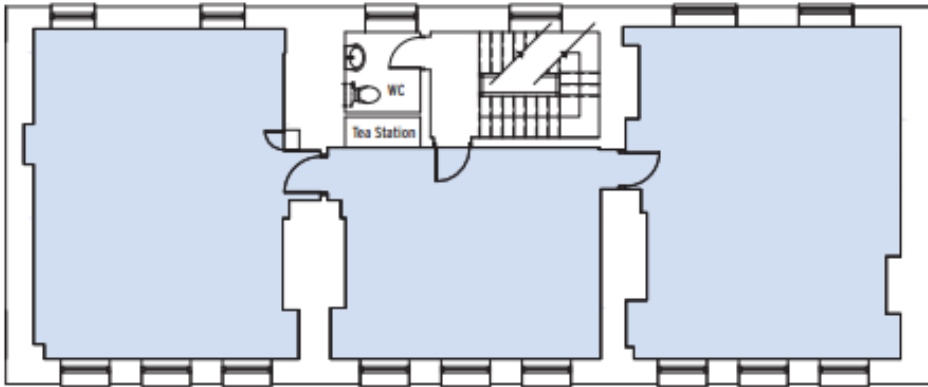
The office is available to let as a whole from the landlord for a term of years to be agreed.

Quoting Rent & Service Charge

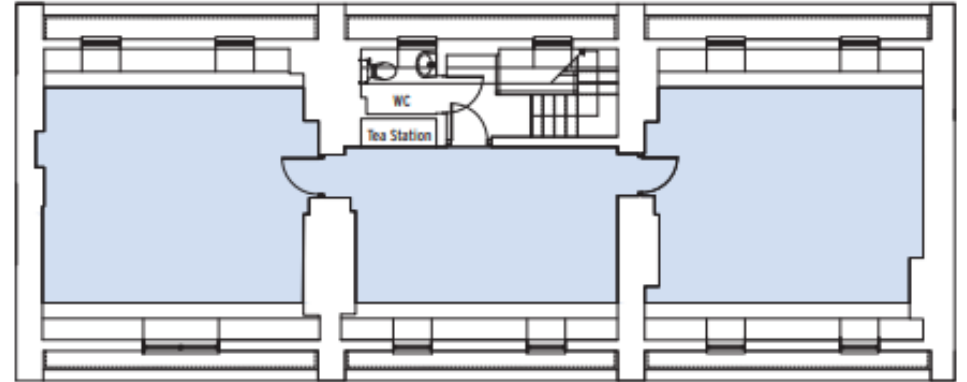
Upon Application to the sole agents.



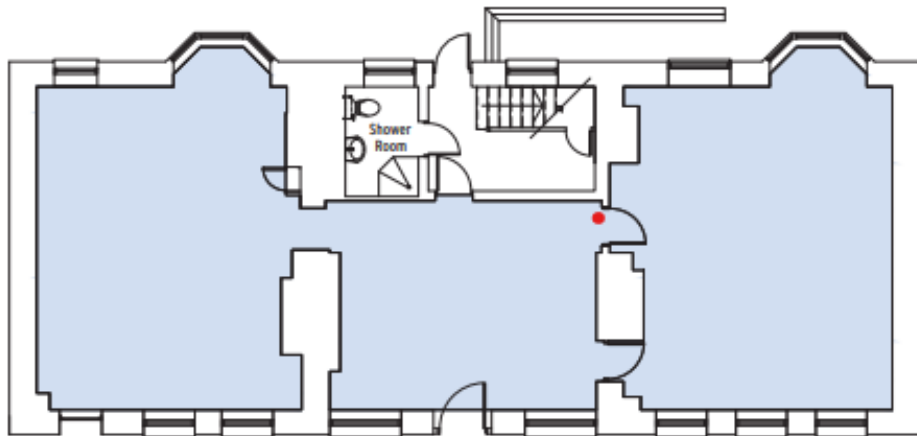
SECOND FLOOR
1,266 sq ft



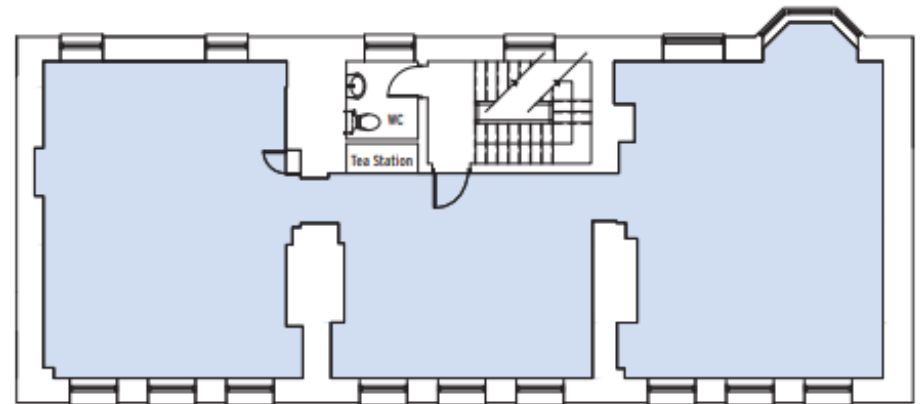
THIRD FLOOR
1,118 sq ft



GROUND FLOOR
1,292 sq ft



FIRST FLOOR
1,284 sq ft



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Business Rates

Rateable Value: £49,500
Rates Payable: £24,700 per annum (£4.98 per sq ft).

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suites.

Use

Use Class E commercial (formerly B1 Offices).

EPC

The EPC is undergoing reassessment.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

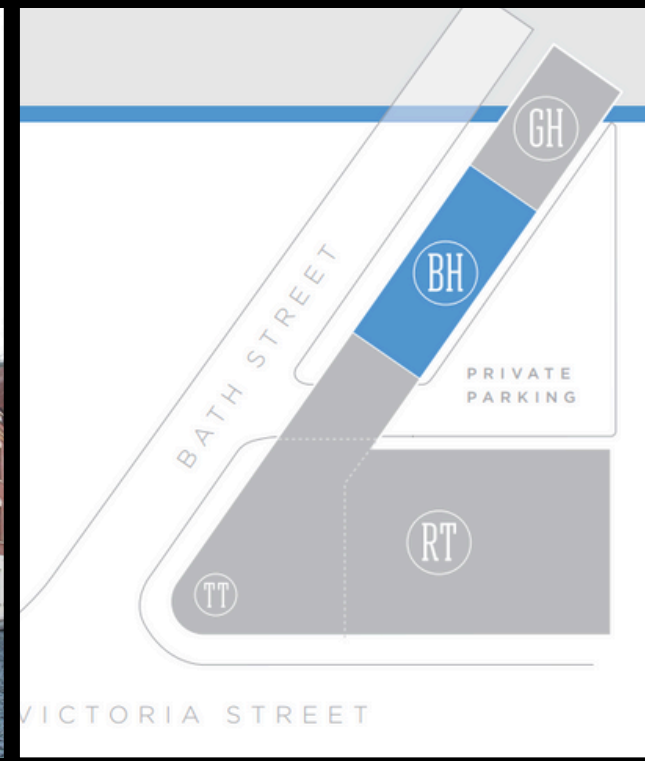
Each party to bear their own legal costs.

CONTACT

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