

# Trimbridge House, Trim Street, Bath, BA1 1HB



GRADE A OFFICES IN THE HEART OF THE HISTORIC CITY OF BATH

Part 1<sup>st</sup> Floor: 1,044 sq ft - with fibre, kitchen and meeting space

EPC B  
100% Electric



## Trimbridge House, Trim Street, Bath, BA1 1HB

### LOCATION - BA1 1HB

Trimbridge House is located in the centre of Bath, close to Queen Square the traditional prime office area of the city. The building is situation fronting Trim Street at the corner of Barton Street, in close proximity to the main shopping areas of the city.

The building is 6 minutes from Charlotte Street car park and an 8 minute walk to Bath Spa Train Station and Bath Bus Station.

### Description

- REDEVELOPED IN 2023
- NEW VRF AIR CONDITIONING
- FULLY FITTED KITCHENS & MEETING ROOMS
- OPENABLE WINDOWS
- EPC B
- LIFT ACCESS TO ALL FLOORS
- NEW SHOWERS, WCS, LOCKERS & BIKE STORAGE
- FIBRE ENABLED

### Office Floor Area (NIA)

| Floor                      | Area (Sq ft) | Area (Sq M) |
|----------------------------|--------------|-------------|
| Part 1 <sup>st</sup> floor | 1,044 sq ft  | 97 sq m     |

### Tenure

The office is available via a new sublease for approx. 2 years.

Alternatively, a new lease direct from the landlord may be available for a term of years to be agreed.

### Quoting Rent & Service Charge

Upon Application to the sole agents.



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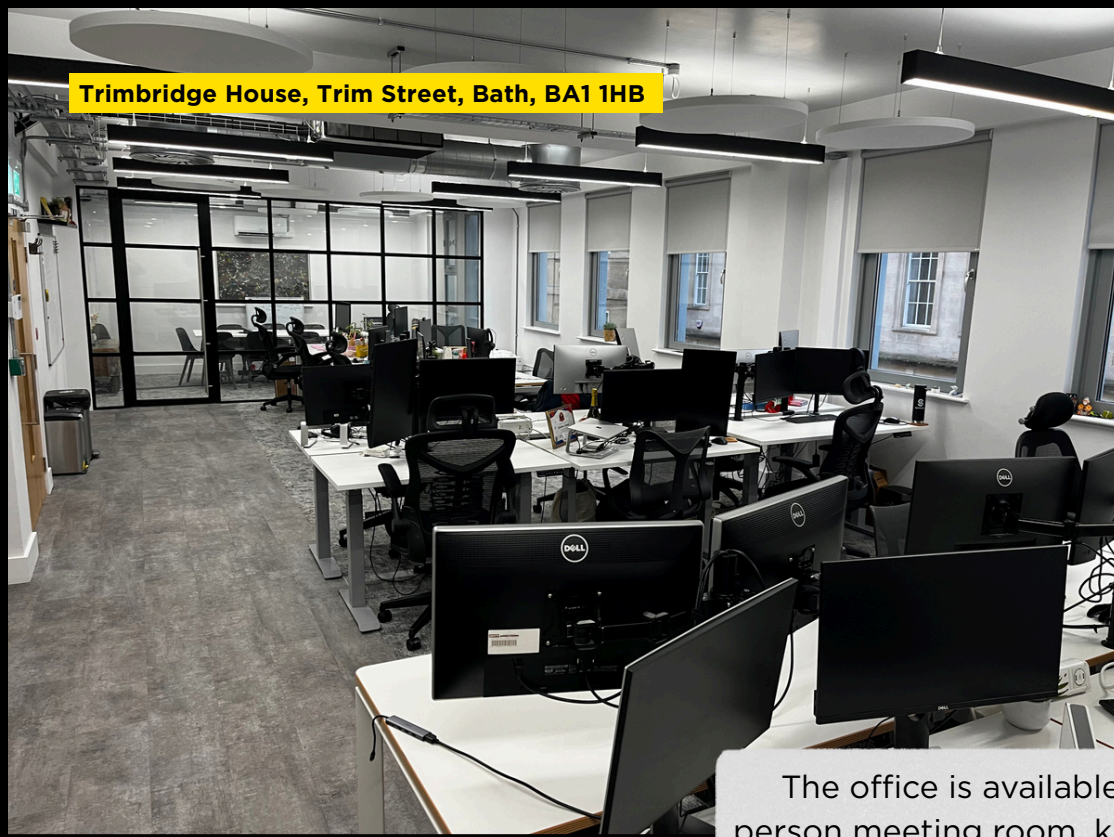


Trimbridge House is located on historic Trim Street in the heart of Bath.

## Welcome to Trimbridge House



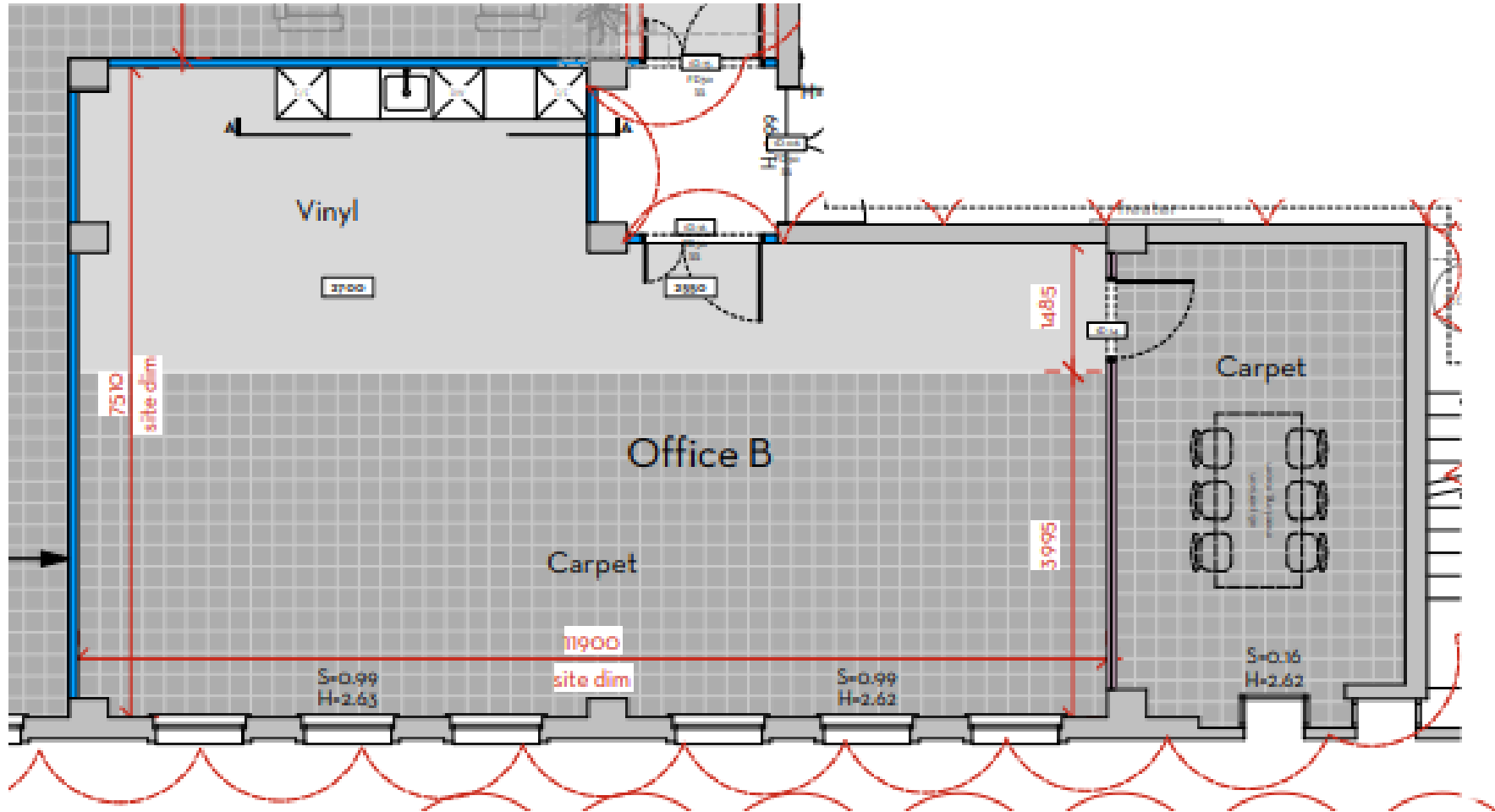
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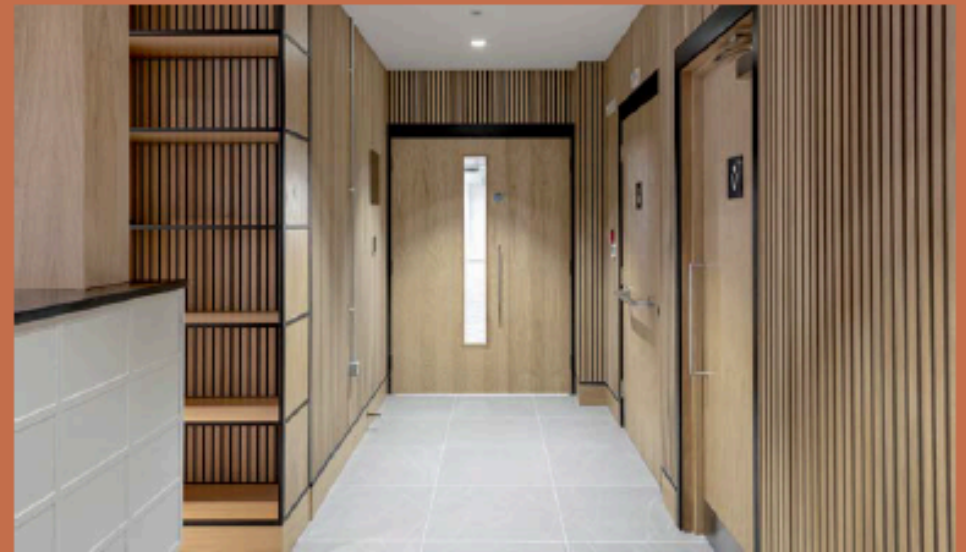
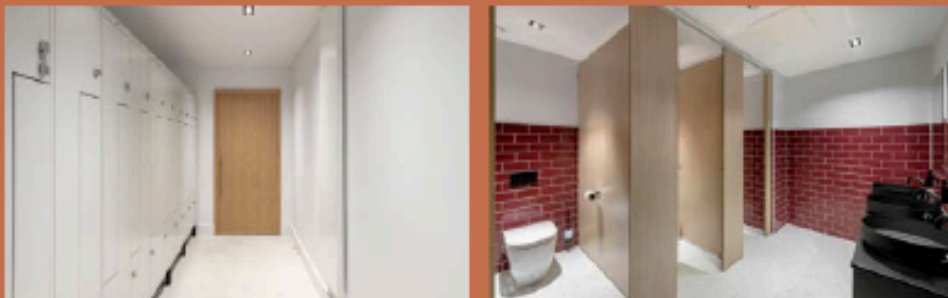
The office is available open plan with 1 x 6 person meeting room, kitchen with white goods and open plan (desks / chairs not included).








# Office Floor Plans



# New End of Journey Facilities



-   
**NEW SHOWERS**
-   
**NEW SECURE BIKE STORAGE**
-   
**NEW RECEPTION**
-   
**ONSITE LOCKERS**
-   
**ONSITE BUILDING MANAGER**



# Bath City Core

## Communications

- 1 Bath Spa Train Station 🚆
- 2 Bus Station
- 3 Avon Street Car Park
- 4 Kingsmead Square Car Park
- 5 Green Road Car Park
- 6 JustPark Car Park
- 7 Charlotte Street Car Park

## Coffee / Bar / Restaurant

- 1 Wild Cafe
- 2 Hall and Woodhouse
- 3 Pinta de Bath
- 4 The Bath Distillery Gin Bar
- 5 The Ivy Bath
- 6 Botanist Bar
- 7 Colonna & Small Coffee
- 8 The Elder Restaurant
- 9 Opa Bath
- 10 ArtBar
- 11 The Hideout Bar
- 12 Kekola Coffee
- 13 No 11 Espresso Bar
- 14 The Canon
- 15 Raphael

## Leisure

- 1 Southgate Shopping Centre
- 2 Bath Abbey
- 3 Bath Rugby (REC Ground)
- 4 Thermae Bath Spa
- 5 Queen Square
- 6 Green Park Station Markets

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### Business Rates

Rateable Value for 2025 / 26 : £20,000

Rates Payable for 2025 / 26 : £9,980 per annum (£9.56 per sq ft).

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

### Use

Use Class E commercial (formerly B1 Offices).

### EPC

EPC B

### VAT

All figures quoted are exclusive of VAT.

### Legal Costs

Each party to bear their own legal costs.

## CONTACT

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