

# Office – To Let

3 Kelso Place, Bath, BA1 3AU

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## Description

A high quality, self-contained office building, across three floors which has been recently refurbished to an excellent standard. Benefiting from a prominent location on the A4 Upper Bristol Road, just over half a mile west of the city centre. Available to let immediately on new lease terms, to be negotiated.

Specification includes newly carpeted floors, perimeter trunking, mix of LED lighting and individual heating / cooling systems on all floors. Currently the top floor benefits from a partition wall, creating a generously sized meeting room. There are separate male & female WC facilities at ground level and a well sized kitchen on the top floor.

No.3 forms part of a range of five brick office units, dating back to 1880. The estate is accessed via gates and there are a handful of office buildings, all with their own allocated courtyard parking spaces. The main entrance is from the south side but there is also access to the middle floor from Upper Bristol Road.

Other occupiers at Kelso Place include Amphora, a wine industry specialist design and branding consultant and bzb IT, an IT service provider.

## Key Highlights

- 1,614 sq ft | 150 sq m
- 4 allocated car parking spaces
- Recently refurbished
- Available to let on new lease
- Close to city centre

**To Let - £30,000pa**





### Accommodation:

Total accommodation is 150 sqm (1,614 sq ft)

### Ground Floor

Front Office: 4.36m x 7.60m

Reception / Entrance Hallway: 2.97m x 3.20m

2 WCs and stairs up

### First Floor

Open plan office: 6.58m x 8.17m

### Second Floor

Open plan office: 4.09m x 6.58m

Meeting Room: 3.60m x 4.12m

Kitchenette: 3.32m x 3.56m

Areas measured to IMPS3 basis

### Location: [W3W:///elbow.watch.images](http://W3W:///elbow.watch.images)

Kelso Place is on the A4 Upper Bristol Road which provides swift access to Bath city centre. The property benefits from regular bus services with a stop directly outside and by having some local amenities nearby including Picnic in the Park providing breakfast & lunch options and Victoria Pub & Kitchen just down the road.

### Lease Terms (To be negotiated):

Available by way of new lease to be negotiated.

- Flexible on lease term duration
- Full repairing and insuring basis
- Tenant breaks and upward-only reviews at sensible intervals (i.e. 3 or 5 yearly patterns)
- Service Charge
- Lease to be Contracted Out (i.e. no automatic right to renew at lease expiry)
- Tenant to contribute towards Landlord's proper and reasonable legal costs. Minimum contribution of £500 + VAT.
- Tenant responsible for all usual outgoings.
- Deposit subject to references/credit checks

### Commercial Lease Code:

Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

**Services:** We understand the unit benefits from connection to mains water and electricity. Separate gas meter. Air-conditioning. Services and appliances not tested.

**Planning:** Local Council is Bath & North East Somerset Council. We understand the unit benefits from consent for Class E – Commercial, Business and Service type uses. Not Listed or within a Conservation Area.

**Tenure:** Available to let on new lease terms, to be agreed.

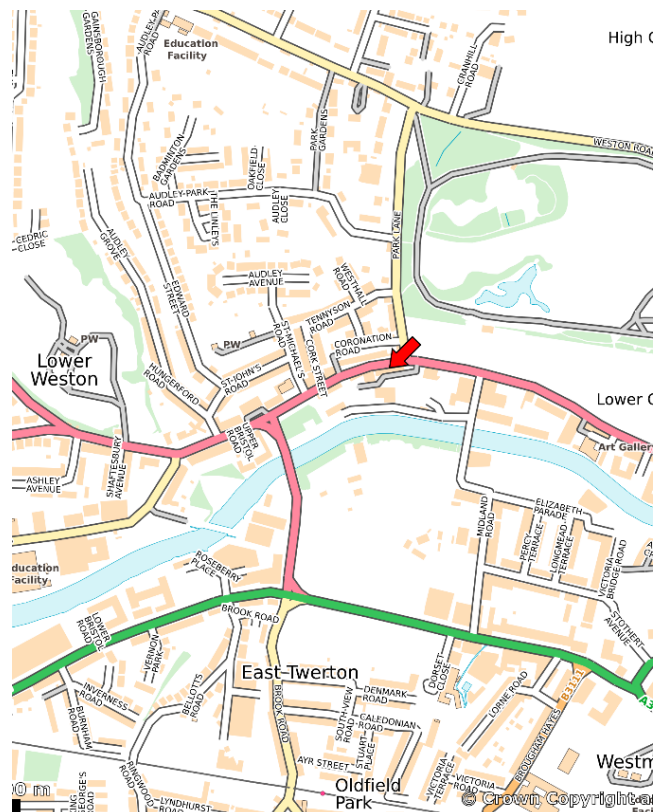
**Business Rates:** Rateable Value £16,750. Net Internal Area 142.2sqm. 4 car parking spaces rateable value £1,425.

**EPC Rating & Score:** D/92. Available upon request.

**VAT:** We understand that the property is not currently elected for VAT.

**Viewings:** Strictly by prior appointment through:

**Cooper and Tanner – 03450 34 77 58**



COMMERCIAL DEPARTMENT

Telephone 03450 347758 / [commercial@cooperandtanner.co.uk](mailto:commercial@cooperandtanner.co.uk)

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