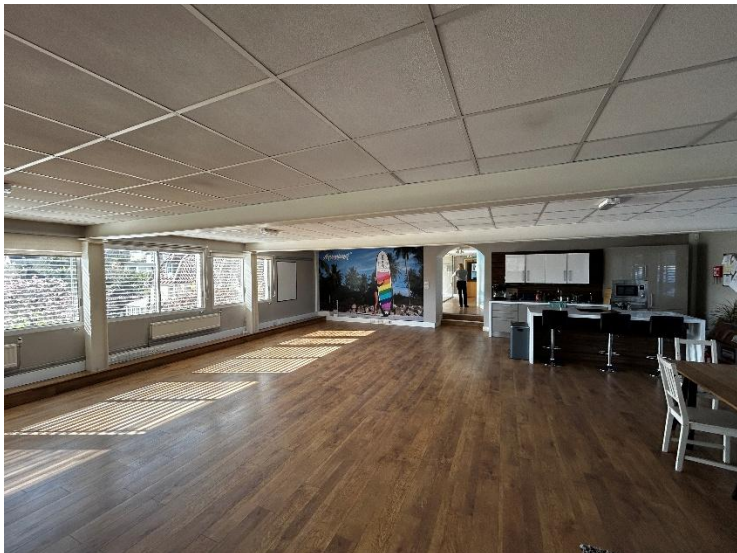


Suite 2, Bath Brewery, Toll Bridge Road, Bath, BA1 7DE

COOPER
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To Let £47,000p.a. excl. plus

Description:

Ground floor open-plan office suite within Bath Brewery, Toll Bridge Road, Batheaston.

Suite 2 offers a large, modern open plan office space with capacity for 40 occupiers.

The accommodation is complemented by a private kitchen, two WCs, a separate boardroom, and an additional office suitable for 2 - 3 desks or private workspace. 5 allocated parking spaces provided.

Bath Brewery is an impressive Grade II listed building, thoughtfully converted. The building has become a well-established business hub, attracting a diverse mix of creative and professional occupiers.

Net Internal Area: 221 sq m | 2,382 sq ft

Location:

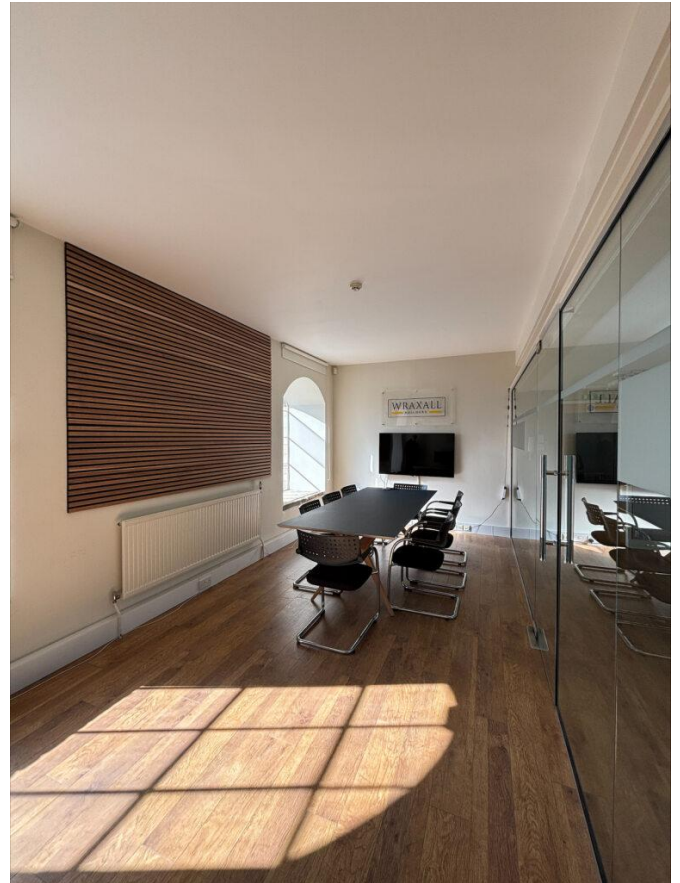
Set in Batheaston on Toll Bridge Road, just off the A4 London Road West, approximately 2 miles east of Bath city centre. The property benefits from excellent road connections via the A4, A36 and M4, along with convenient rail access from Bath Spa station. Bath Brewery enjoys an attractive outlook and is within easy reach of Batheaston village amenities, including the Bathampton Mill gastropub. Additional on-street parking is available along London Road in both directions.

What3Words Location: ///script.bridge.land

Lease Terms: The asking rent is predicated on a lease on broadly the following terms:

- Immediately available on a new internal repairing lease.
- Commencing rent at £47,000 plus VAT per annum exclusive
- Flexible term available, subject to a minimum of 12-month term
- Upward only Rent Reviews in line with RPI
- To be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive
- The tenant shall keep the interior of the premises in good repair and decorative order
- 3 months' rent deposit
- Includes 5 allocated parking space
- Each party shall bear their own legal costs

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility, and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



Local Council: Bath & North East Somerset Council

Business Rates: To be re-rated.

Service Charge: Current Service Charge contribution for Studio 2: £6,944 per annum plus VAT. Amount payable linked annually to Retail Prices Index.

Services: We understand the unit benefits from connection to mains gas, electricity, water and drainage. Services and appliances not tested.

VAT: VAT is payable at the current rate.

Use: Offices / Use Class E.

EPC: C/74– copy available upon request.

Viewings: By appointment only through the sole agents **Cooper and Tanner 1908 Limited – 03450 34 77 58**

Commercial Lease Code: The Code of Practice on Commercial Leases in England and Wales recommends that prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Copy of the code is available via: <http://www.leasingbusinesspremises.co.uk>

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COMMERCIAL DEPARTMENT

Cooper and Tanner

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