

# Offices To Let

## 5 Kelso Place, Bath, BA1 3AU

COOPER  
AND  
TANNER



### Description

Opportunity to let individual office rooms, providing 471sqft, within a shared high-quality office building together with use of additional meeting room and shared facilities. Very well suited to those seeking flexible office space near the city centre with onsite parking.

The offices have fully glazed wall providing ample natural light flow, air-conditioning, data trunking, built in cupboard with worktop. Lower ground floor reception leads into shared kitchen and WCs and shared meeting room available for ad hoc use bookable 11.87sqm / 128sqft.

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. No.5 forms part of a range of office suites, the original building dating back to 1880. Gated parking to the rear. The main entrance is from the south at lower ground level but there is also access to the middle floor at ground level from Upper Bristol Road.

Other occupiers within the building include Caremark on the second floor.

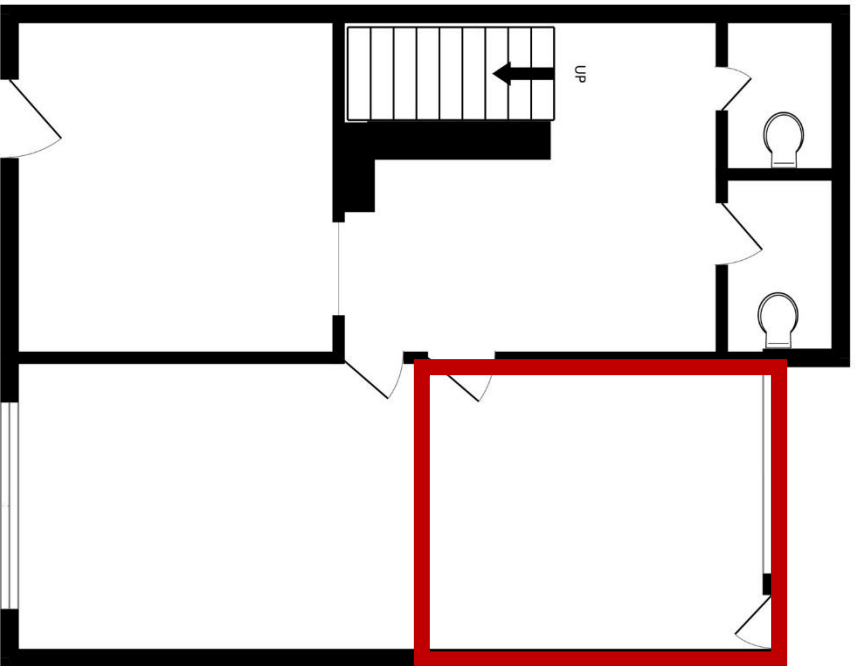
**To Let - £5,000pa each**



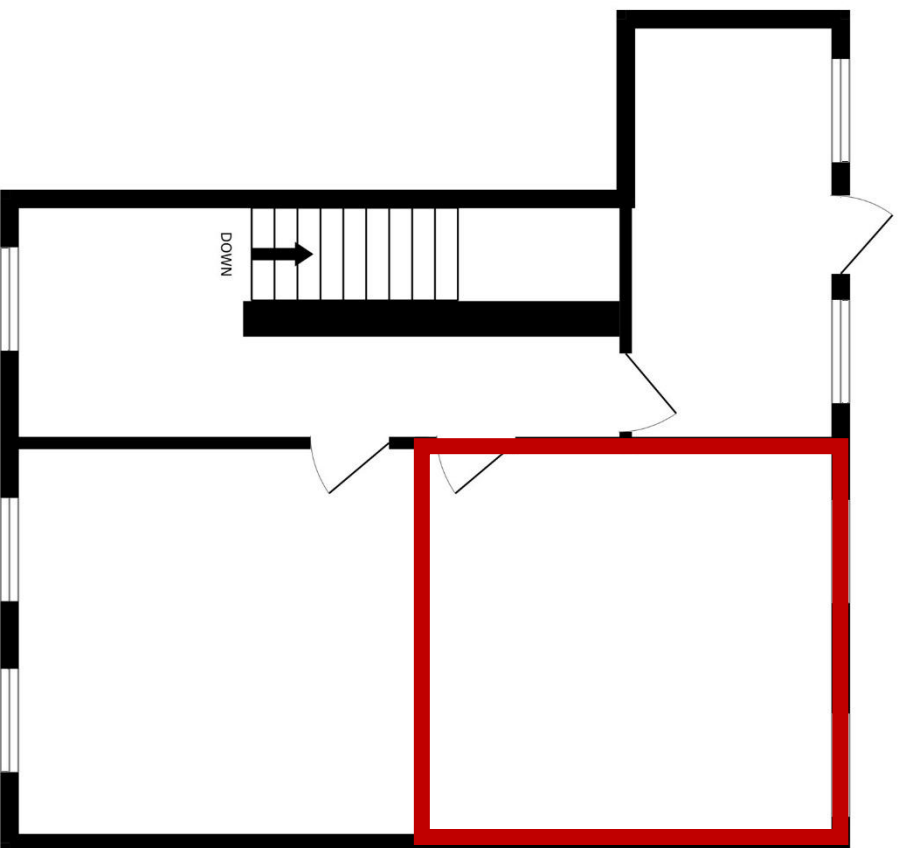
### Key Highlights

- Two individual offices
- Allocated parking space per office
- Excellent quality
- Available on flexible terms
- Close to city centre

GROUND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Accommodation

Ground Floor Office – 4.0m x 2.9m = 11.6sqm/ 124sqft

First Floor Offices - 4.17m x 3.87m = 16.14sqm / 174sqft

## Location: 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.

- In addition to the rent the tenant will pay a proportion of the building occupational costs currently estimated at £4,250 pa for ground and second floor offices as follows:
  - a) Business Rates - £3,700
  - b) Service Charge - £375.82
  - c) Buildings Insurance - £174.87

Service Charge will include communal clear, WiFi in the board room etc.

- Deposit subject to references/credit checks
- Flexible on lease term duration
- Full repairing and insuring equivalent basis
- Tenant breaks and upward-only reviews at sensible intervals (i.e. 3 or 5 yearly patterns)
- Tenant responsible for all usual remaining outgoings.
- 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.
- Deposit subject to references/credit checks

## Business Rates

Tenant responsible to pay proportion of Business Rates.

## EPC Rating & Score

E/118. Available upon request.

## Services

We understand the unit benefits from connection to mains water and electricity. Air-conditioning. CCTV front and rear. Fire and intruder alarms. 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.

## Commercial Lease Code:

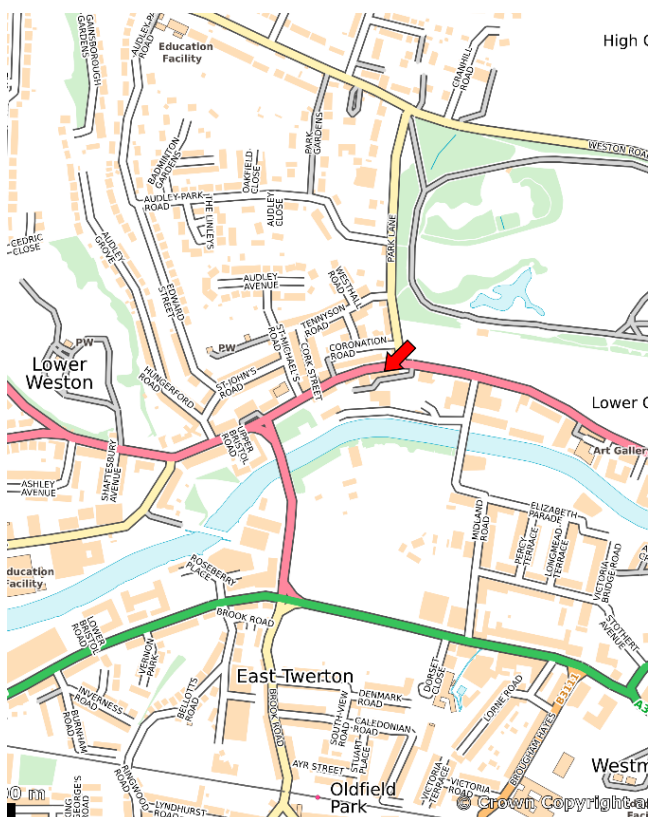
Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

## 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)

**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.



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