



**2nd & 3rd floors
18 Brock Street
Bath
BA1 2LW**

**Office Accommodation Set Over Two
Floors—available together or separately**

Approximately 1,361 Sq Ft (126.44 Sq M)

- **Attractive Bath location**
- **Close to Prime Shopping and Public Car Park**



LOCATION

Bath is a UNESCO World Heritage Site and is an internationally renowned tourist destination attracting almost 5 million tourists a year.

The property is located on Brock Street in Bath, just off The Royal Crescent and a short walk from prime shopping, restaurants and bars. Bath Spa is the closest Railway station, approximately a 15 minute walk away.

DESCRIPTION

The office accommodation is arranged over two floors and split into six separate rooms. The property includes a kitchen and two W/Cs.

RENTAL

£27,000 per annum + VAT

ANTI-MONEY LAUNDERING CHECKS

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g.—recent utility bill) so the required checks can be undertaken.

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images on-ly represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

ACCOMMODATION

The accommodation is set over two floors.

Second Floor	66.3 Sq M	714 Sq Ft
Third Floor	60.14 Sq M	647 Sq Ft
Total	126.44 Sq M	1,361 Sq Ft

TERMS

A new lease will be available for a term to be agreed. The tenant to be responsible for internal repairs along with a service charge for the building.

LEGAL COSTS

All parties will be responsible for their own legal costs.

Philip Marshall

01225 747 261 | 07767 6238

philip.marshall@carterjonas.co.uk

Aerin Thomas

0117 403 9956 | 07990 558726

aerin.thomas@carterjonas.co.uk

BUSINESS RATES

2nd Floor

2023—present **£9,300** April 2026—**£10,250**

3rd Floor

2023—present **£7,100** April 2026—**£7,800**

EPC

EPC available upon request.

VAT

We understand that VAT will be payable on the rent.

VIEWINGS

All viewings should be made through the sole agents
Carter Jonas 01225 747250

February 2026
SUBJECT TO CONTRACT