



5 Kelso Place  
Upper Bristol Road  
Bath  
BA1 3AU

Approximately 450 Sq Ft (41.76 Sq M)

- With Parking
- Close to Royal Victoria Park
- Less than 1 mile from centre
- Quoting Rent: £10,000-£12,000

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## LOCATION

Kelso Place is on the A4 Upper Bristol Road, just over half a mile west of Bath city centre, before the Windsor Bridge A4-A36 link. Gates open into the estate which comprises several office buildings, each with their allocated courtyard parking spaces.

Nos 1 to 5 form a range of brick office units. The main entrances are from the south side but there is also access to the middle floor from the Upper Bristol Road north side, by the bus stop.

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## DESCRIPTION

Large windows to north and south, lobby with door to Upper Bristol Road and stairs up to second floor. This originally open-plan office has been divided by glass partitions to form Front & Rear Rooms.

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## QUOTING RENT

£12,000 per annum for all 1st floor and one room on ground floor or £10,000 for 1st floor only with one parking space.

One additional parking space may be available for £1,000 additional per annum.

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## ACCOMMODATION

	Sq M	Sq Ft
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<b>Ground Floor</b>		
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Front Office/Meeting Room:	11.93	128
<i>(Not included but may be booked for meetings.)</i>		
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Rear Office/Meeting Room:	10	107
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<b>First Floor</b>		
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Front Room:	16.05	173
Rear:	15.71	169
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Total	41.76	450
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## SERVICE CHARGE & INSURANCE

The tenant reimburses the landlord for the annual building insurance premium and the share of the estate charge and other shared costs.

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## TERMS

A new full repairing lease for 3 to 5 years, excluding security of tenure.

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## BUSINESS RATES

To be reassessed.

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## 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.

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## EPC

Rated at 118 in Band 'E.'

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## VIEWINGS

Strictly by prior appointment through Carter Jonas and joint agent Derek Walker.

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## LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

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## VAT

All figures within these terms are exclusive of VAT where applicable.

**SUBJECT TO CONTRACT**



## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

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JULY 2025

**Carter Jonas**