

Suite 3b, Bath Brewery, Toll Bridge Road, Bath, BA1 7DE

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To Let £19,8000 p.a. excl.

Description:

Forming part of a loft conversion, Suite 3b provides bright, modern workspace suitable for up to 14 occupiers, with the added benefit of a private boardroom.

The first-floor suite is arranged mainly as open-plan accommodation, with a WC and small kitchenette, together with a larger kitchen, informal meeting area and private boardroom. The suite also includes two off-road parking spaces.

Located within Bath Brewery, the suite benefits from excellent natural light, attractive views across Bath, and the distinctive features of a converted period building.

Net Internal Area: 94.8 sq m | 1,021 sq ft

Additional space of 328sqft plus an extra parking space can be available upon request.

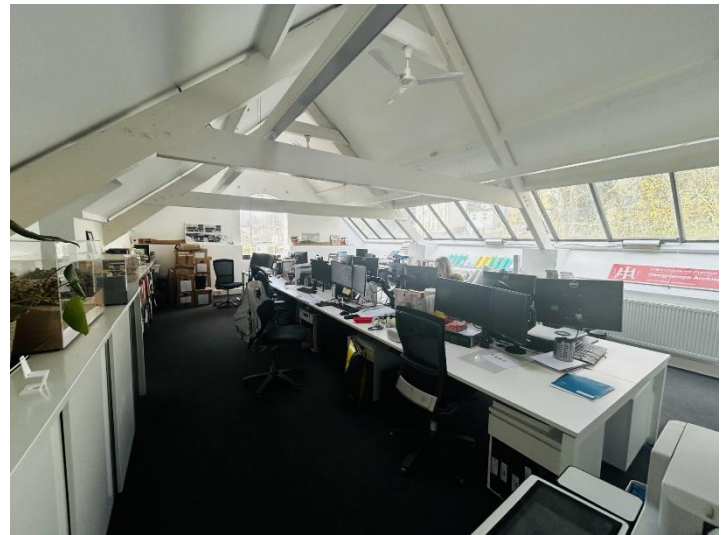
Location:

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 £19,800 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 2 allocated parking spaces
- Each party shall bear their own legal costs



Local Council: Bath & North East Somerset Council

Business Rates: To be re-rated.

Service Charge: Current Service Charge contribution for Studio 3b: £3,820 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>

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.

COMMERCIAL DEPARTMENT

Cooper and Tanner

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