

# Bath Press, Lower Bristol Road, Bath City Centre, BA2 3EJ

NEW BUILD SELF CONTAINED OFFICES - B1 USE CLASS

1,265 - 5,111 sq ft - Available Units To Let / May Sell

Available Summer 2026  
Target EPC A  
100% Electric



savills



## Bath Press, Lower Bristol Road, Bath City Centre, BA2 3EJ

### LOCATION - BA2 3EJ

The Bath Press scheme is located on the lower Bristol Road, the main thoroughfare for passing traffic into the city centre.

The Property is West of Bath City Centre, 1 mile from Bath Spa Station and 0.5 miles from Oldfield Station. The property is set within a mix of residential and commercial area with a diverse mix of users.

### Description

The commercial units are set within the Pitman Press a former leading publisher in the 20<sup>th</sup> Century.

The scheme has retained the existing façade facing onto Lower Bath Road. The ground floor suites fronting Lower Bath Road will comprise 3 x commercial units totalling 5,111 sq ft. Each unit will be self contained and delivered in shell and core specification.

The landlord will consider refurbishment to a CAT A specification and can share a cost breakdown on this basis.

### Office Floor Area (NIA)

Units 1 & 2 could be a single unit providing 3,846 sq ft of self contained office space.

Floor	Area (Sq ft)	Area (Sq M)
Unit 1	2,208 sq ft	205 sq m
Unit 2	1,638 sq ft	152 sq m
Unit 3	1,265 sq ft	118 sq m
<b>Total</b>	<b>5,111 sq ft</b>	<b>475 sq m</b>

### Tenure

The units are available via new leases directly from the landlord for a term of years to be agreed.

Consideration will be given to the sale of the long leasehold interest.

### Quoting Rent, Quoting Price & Service Charge

Upon Application to the sole agents.

## SUSTAINABILITY

The scheme is targeting strong sustainability credentials for the commercial units and the wider scheme. In line the governments targets for EPC recommendations and MEES.

We are targeting the following:

- Target EPC A
- 100% electric.



# Office Floor Plans



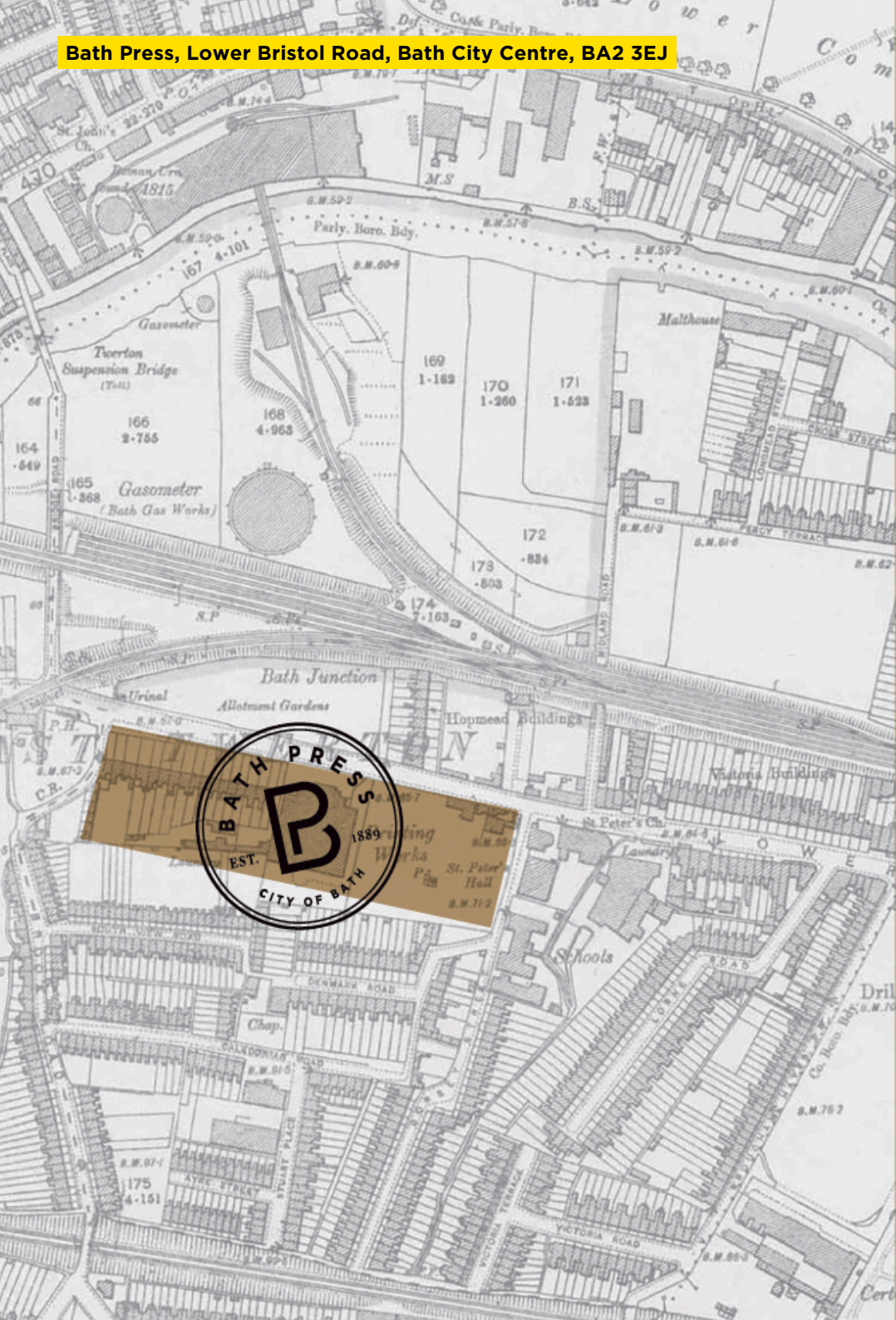
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## THE HISTORIC STORY OF BATH PRESS

1837

Sir Isaac Pitman invented the world's most widely used shorthand system.

1839

Pitman opens his First Phonetic Institute in Bath.

1846

The first Pitman dictionary is published.

1886

Isaac Pitman and Sons is formed, one of the world's leading educational publishers and training businesses.

1889

The Bath Press is built for the company, a sprawling set of industrial buildings.

1990s

The company is Bath's largest employer, producing prominent literary works including Diana: Her True Story and Margaret Thatcher's The Downing Street Years.

2007 - 2017

The Bath Press site is vacated and prepared for redevelopment, retaining the original building façade.

2024

City & Country acquires Bath Press, set to create an exciting new development with a unique history.

2025

Bath Press launches, delivering a collection of luxurious homes and offices.

# Bath Press Location Map



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# Bath Press

Located within the World Heritage Site of Bath, just west of the vibrant City Centre, City & Country are transforming the former Pitman Press site into an exceptional collection of modern and luxurious 1, 2 & 3 bedroom apartments and 4 bedroom townhouses, alongside office accommodation all set around beautiful courtyard gardens.



## DO JUDGE THIS BOOK BY ITS COVER

Identified as a Non-Designated Heritage Asset, the formal façade of the original 19th century building has been retained along with its iconic chimney, complemented by refined contemporary design to create a unique residence.

The elegant townhouses have been thoughtfully designed to reflect the city's glorious Georgian architecture. The apartments, industrial in character, are modern yet respectful of the site's heritage.

Beyond the stately entrance you'll discover beautifully landscaped communal green spaces, immaculate courtyards and rooftop gardens offering a picturesque and relaxing setting.



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### Business Rates

The units are yet to be accessed.

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suite.

### Use

Use Class E commercial (formerly B1 Offices).

### EPC

Target EPC A

### VAT

All figures quoted are exclusive of VAT.

### Legal Costs

Each party to bear their own legal costs.

## CONTACT

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