

Studio 3a, Bath Brewery, Toll Bridge Road, Bath, BA1 7DE

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AND
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Description

A ground floor studio office located within Bath Brewery, Toll Bridge Road, Bath, BA1 7DE. The Brewery is an impressive Grade II listed building sympathetically converted into high-quality commercial office space. The studios are very popular with architects, interior designers and software developers.

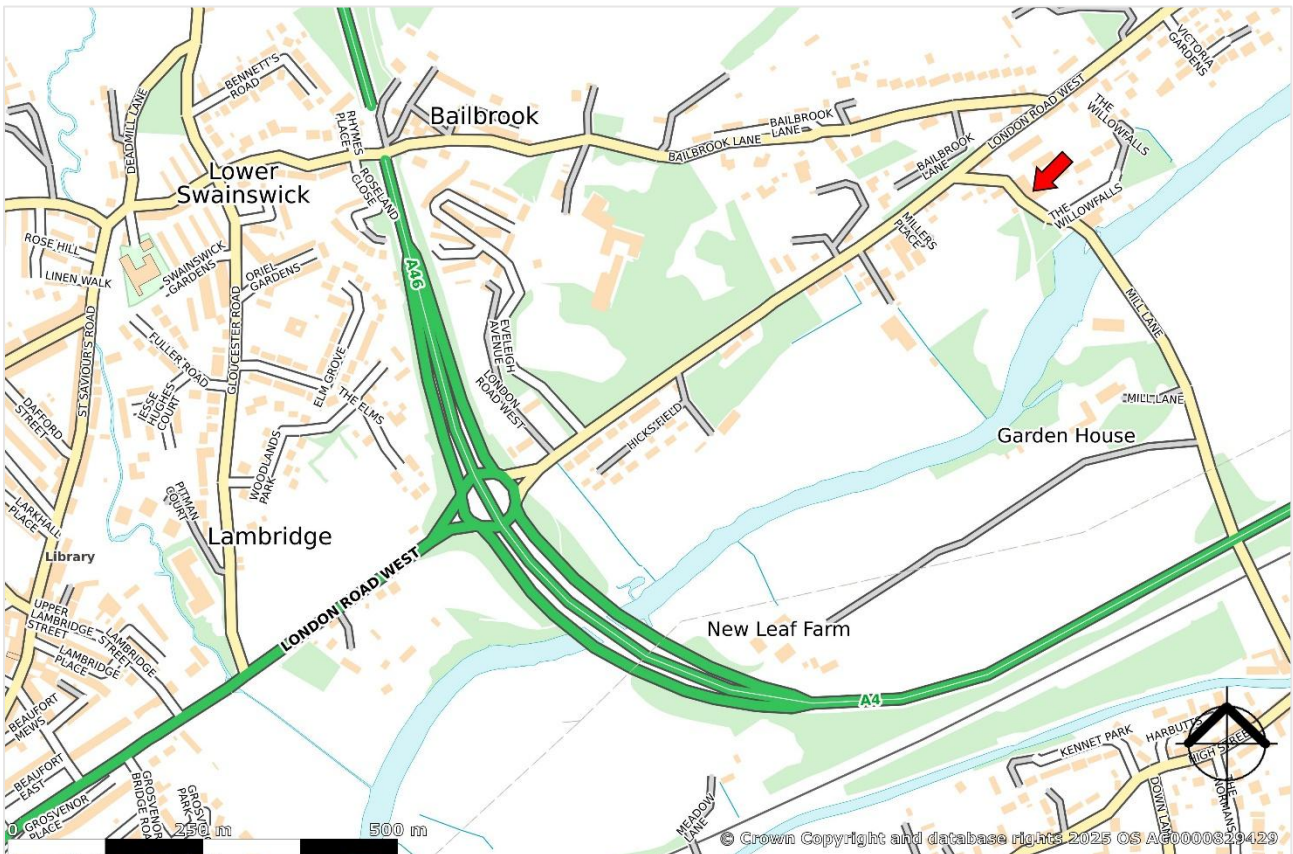
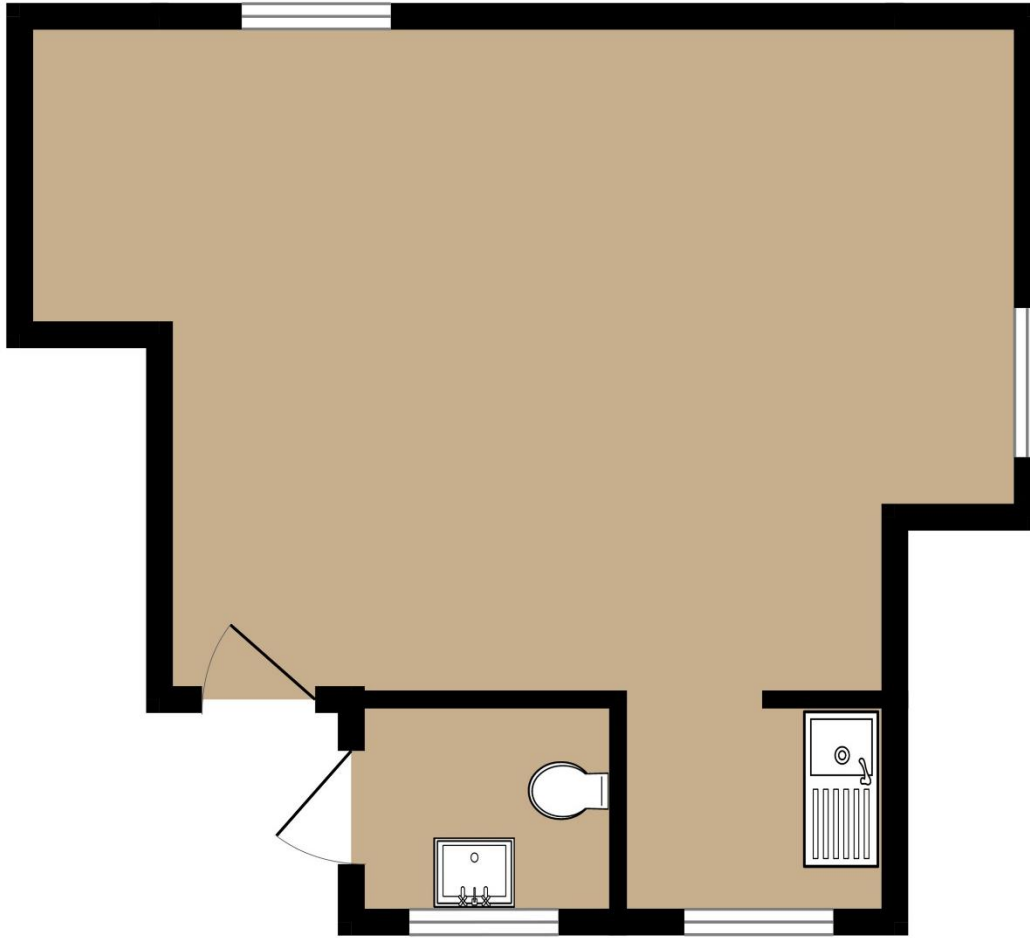
Suite 3a is bright open plan secure office accessed via the main building entrance. It includes a kitchen area with fridge and WC. One off street parking spaces is included.

Net Internal Area 30.5 sq m | 328 sq ft

Situated in Bath, on Toll Bridge Road, just off the A4 London Road West, and 2 miles east of Bath city centre. Excellent road links via the A4/A36 and M4 and access to National Rail services from Bath Spa station. Bath Brewery has an attractive outlook and is in easy reach of local amenities in Bath including the Bathampton Mill gastropub. There is additional on street parking along London Road in both directions.

To Let £7,800p.a. excl. plus VAT

Indicative Floor Layout - not to scale



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Local Council: Bath & North East Somerset Council

Business Rates: To be re-rated.

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 £7,800 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 1 allocated parking space
- Each party shall bear their own legal costs

Service Charge: Current Service Charge contribution for Studio 3: £920 per annum plus VAT (Circa £76 plus VAT PCM). Amount payable linked annually to Retail Prices Index.

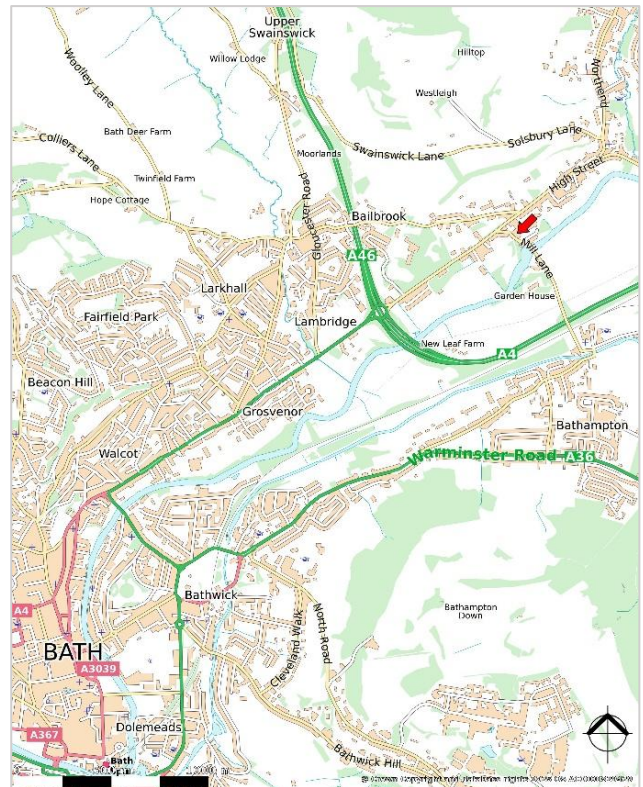
Services: We understand the unit benefits from connection to mains gas, electricity, water and drainage. Services and appliances not tested.

VAT: VAT is payable at the current rate.

Use: Offices / Use Class E.

EPC: Energy Rating and Score of C/74- copy available upon request.

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>



What3Words Location: [///script.bridge.land](http://script.bridge.land)

Viewings: By appointment only through the sole agents **Cooper and Tanner 1908 Limited – 03450 34 77 58**

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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