

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

COOPER
AND
TANNER



To Let £7,800p.a. excl. plus

Description:

Ground floor open-plan office suite within Bath Brewery, Toll Bridge Road, Batheaston.

Bath Brewery is an impressive Grade II listed building, thoughtfully converted to provide high-quality office accommodation, popular with architects, interior designers and software developers.

Suite 3a offers bright, open-plan, self-contained space with a private kitchenette and WC. The suite also benefits from one allocated off-road parking space.

Net Internal Area: 30.5 sq m | 328 sq ft

Additional 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.

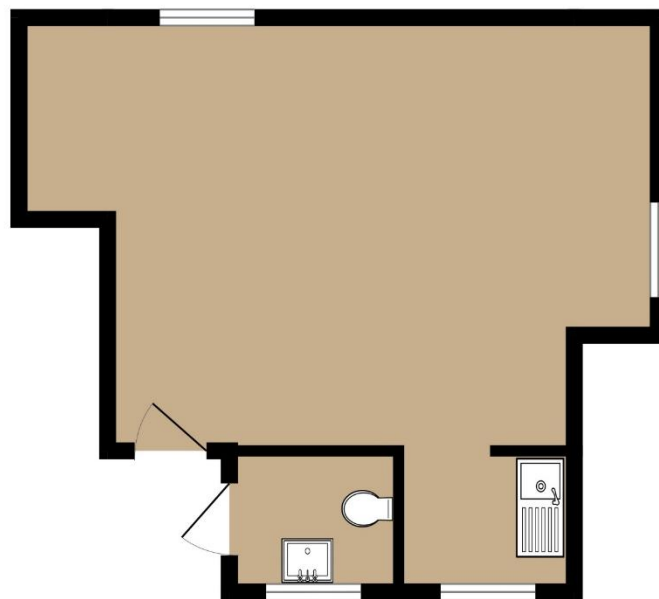
What3Words Location: ///script.bridge.land

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 £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

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.

Indicative Floor Layout - not to scale



Local Council: Bath & North East Somerset Council

Business Rates: To be re-rated.

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: 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.lettingbusinesspremises.co.uk>

COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 03450 347758 / commercial@cooperandtanner.co.uk



**COOPER
AND
TANNER**