

Suite 1 & 2, The Old Brewery, Bradford-on-Avon, BA15 1NF





TO LET

First Floor Office

LOCATION

Bradford On Avon is a picturesque Wiltshire market town with a population close to 10,000, situated c.8 miles Southeast of Bath and popular as a place to live and visit with its wide range of independent retail, cafés, and restaurants.

DESCRIPTION

The building is a Brewery and Malthouse conversion to offices in c. 1990 and has since been comprehensively renovated to provide contemporary offices set against the background of a dramatic and imposing period building. The offices have a shared lobby / reception area at ground floor with a wide open stair to the upper levels and benefit from a 4 person lift.

The available office suites offer well-presented accommodation, finished with carpeted floors, wall-mounted radiators and Cat II lighting throughout. Suite 1 provides open-plan office space with a modern fitted kitchenette. Suite 2 is arranged as two open-plan office areas, benefiting from large windows that provide good natural light and attractive views across Bradford-on-Avon. Suite 2 also benefits from a modern fitted kitchen and shared WC facilities with Suite 1.

The office suites are available either as a whole or on an individual basis.

The accommodation includes a limited amount of covered parking.

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SITUATION

The property is situated on the Northern slopes c.150 metres along Newtown Road from the Market Street and Masons Lane corner linking into the heart of the town. Bradford on Avon train station is a 10-minute walk from the property.

ACCOMMODATION

The property benefits from the following Net Internal Floor Areas:-

Suite 1	82.1 Sq M	884 Sq Ft
Suite 2	186.2 Sq M	2,004 Sq Ft
Total	268.3 Sq M	2,888 Sq Ft

TENURE

£28,880 per annum exclusive of VAT and other outgoings. Available by way of a new lease, terms to be agreed.

RATING ASSESSMENT

Rateable Value	£32,000
UBR (26)	0.432
Rates Payable	£13,824

Rates payable subject to small business rate relief eligibility.

We recommend any interested parties make their own enquiries to Wiltshire Council to verify these figures.





EPC

The property has an EPC rating of D 97.

SERVICE CHARGE

A service charge is levied by the management company for the common upkeep of the whole building. Yearly service charges can vary dependent upon expenditure required. Applicants are advised to contact the agents who can provide further information about likely yearly service charge expenditure and a breakdown of the services provided.

VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal and professional costs.

ANTI-MONEY LAUNDERING

The tenant will be required to provide identity documentation to comply with UK Anti-Money laundering legislation at the point of agreeing heads of terms.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agents at CSquared,

Allan Lloyd

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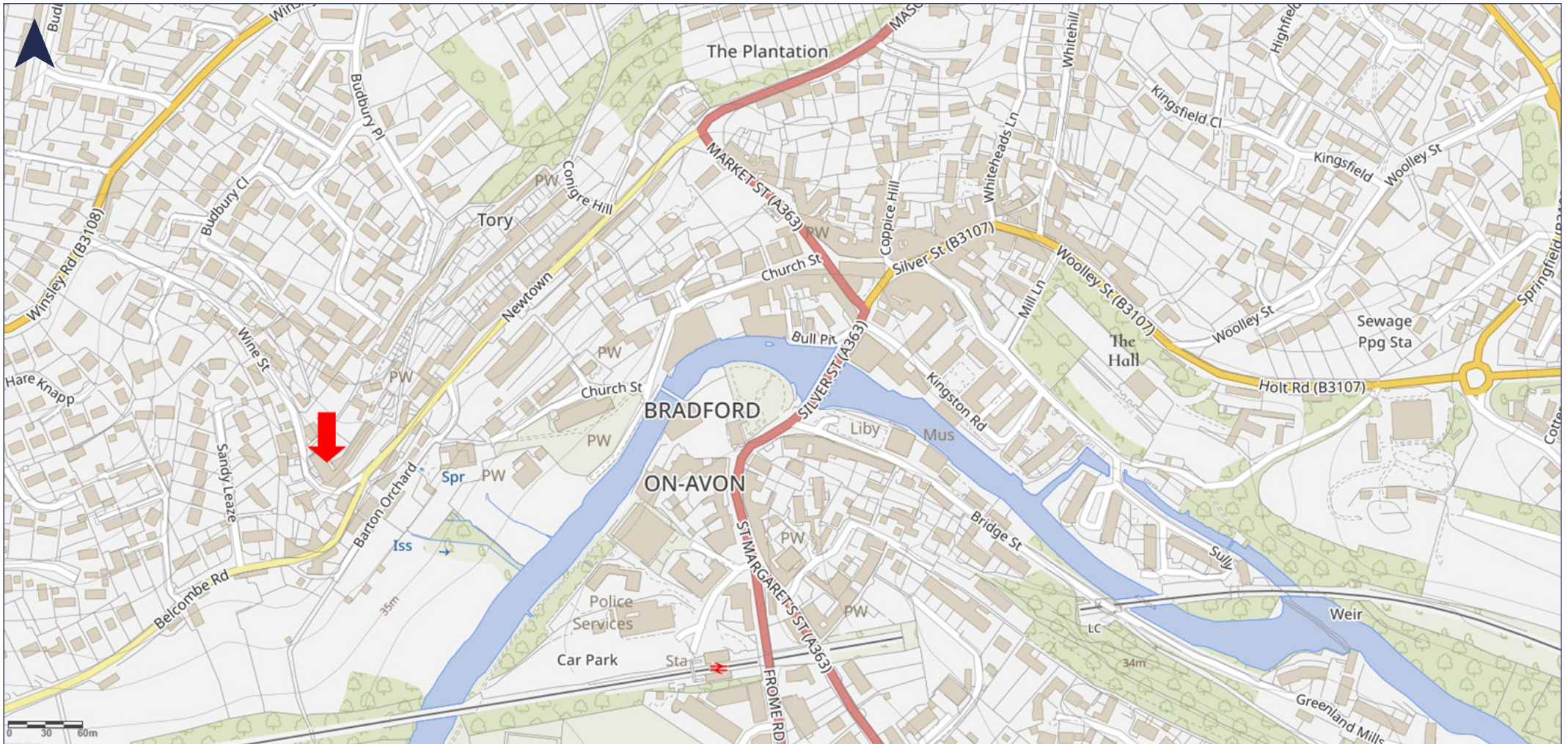
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