

OFFICE WITH PARKING TO LET

Second floor, Windsor Castle, Upper Bristol Road, Bath, BA1 3DN





TO LET

Second Floor Office

LOCATION

Bath is a popular commercial centre attracting a wide range of businesses as well as being a renowned retailing and tourism destination, with annual visitor numbers exceeding 6.25 million (Visitor Impact Report, 2018), the city is also home to a residential population of over 108,326. Bath is also served by excellent transport routes connecting to Bristol Temple Meads (approximate travel time: 12 Minutes) and London Paddington (approximate travel time: 1 Hour 23 Minutes).

SITUATION

The property is located on the south side of the A4 Upper Bristol Road, in a highly prominent position being on the corner of Upper Bristol Road and Windsor Bridge, approximately 1.4 miles to the north-west of Bath City centre. The location is predominantly residential in nature, interspersed with office and industrial uses. The property benefits from regular bus services with a stop directly outside and by having some local amenities nearby including a Tesco Express directly opposite.

DESCRIPTION

The property comprises the second-floor open plan office space of the former Windsor Castle Inn, the whole now having been converted to office use. Access to the second floor is through a shared entrance at the front of the building. Stairs provide access internally to an open plan suite with kitchenette and WC. The suite benefits from air conditioning, electric convector heating, intercom system and additional lobby space on the landing.

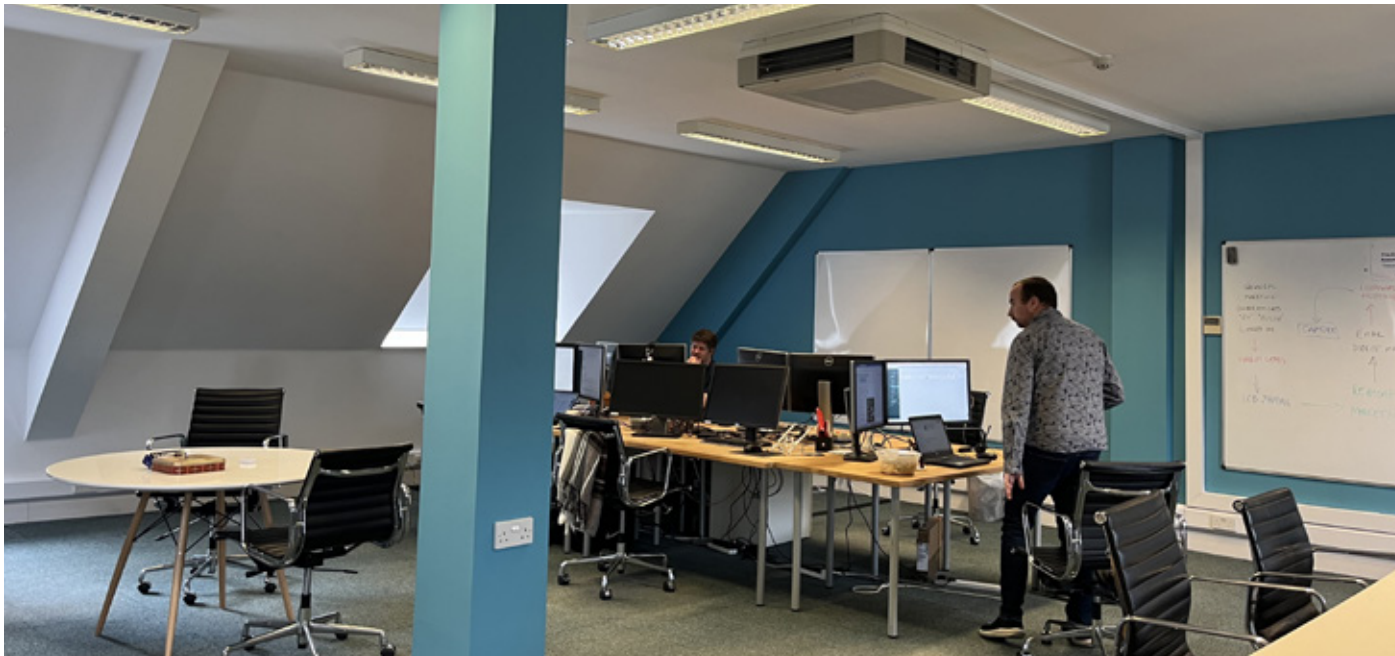
The second-floor also benefits from a car parking space at the front of the property set back from the pavement.

ACCOMMODATION

Second Floor Office	84.45 Sq M	909 Sq Ft
Limited Use Space	4.18 Sq M	45 Sq Ft
Lobby Area	7.25 Sq M	78 Sq Ft
Total IMPS 3 (Offices)	95.87 Sq M	1,032 Sq Ft

The property has been measured in accordance with the RICS Property Measurement Statement (2nd Ed) & IPMS 3 (Offices).





TERMS

The premises are available to let by way of a new, effective FRI lease, at a commencing rent of £17,500 PA ex VAT and inclusive of service charge.

EPC

An EPC has been commissioned and will be made available to all interested parties.

RATING ASSESSMENT

Rateable Value	£9,900
UBR (23.24)	0.499
Rates Payable	£4,940

LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

FURTHER INFORMATION

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

Maddie Pyles

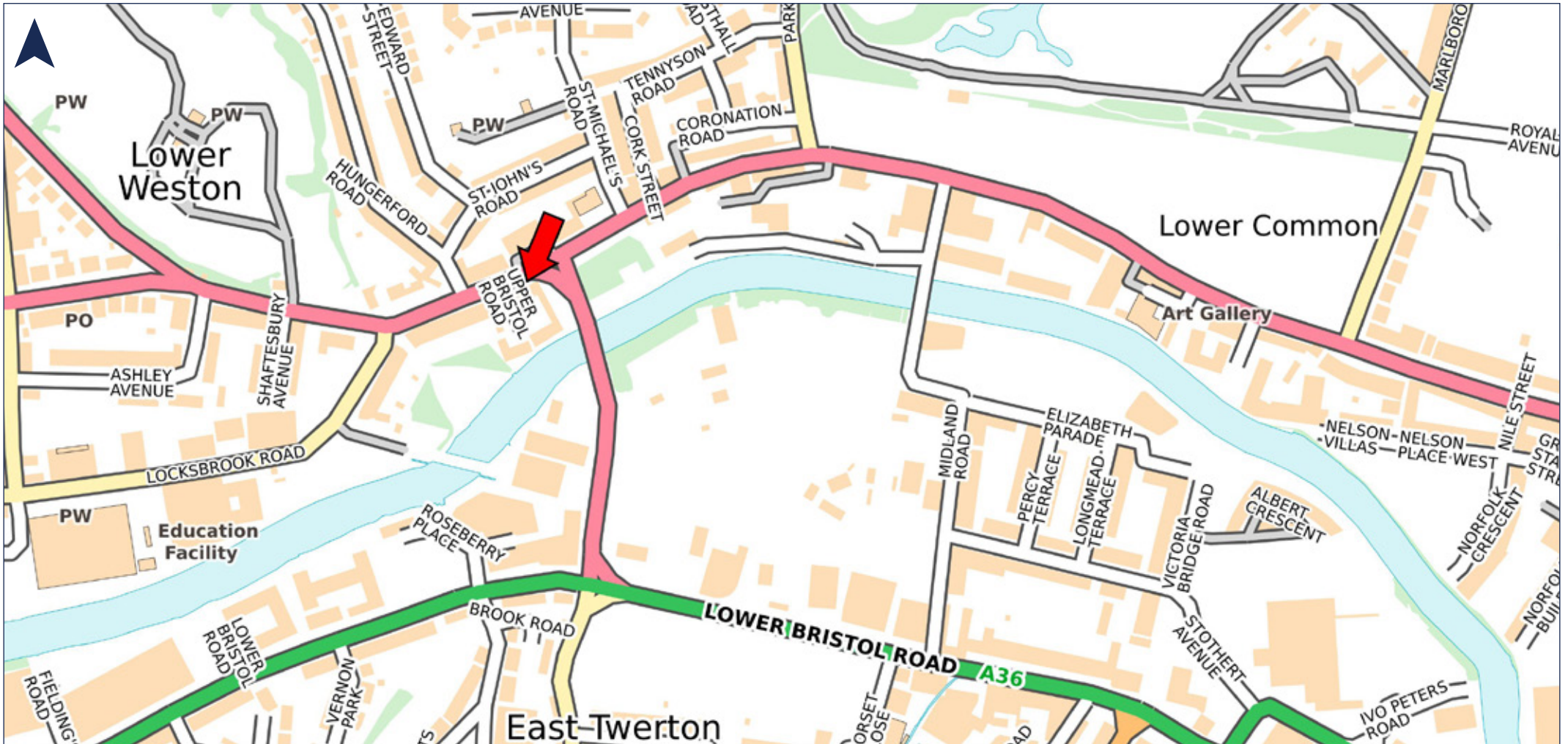
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