

# TO LET

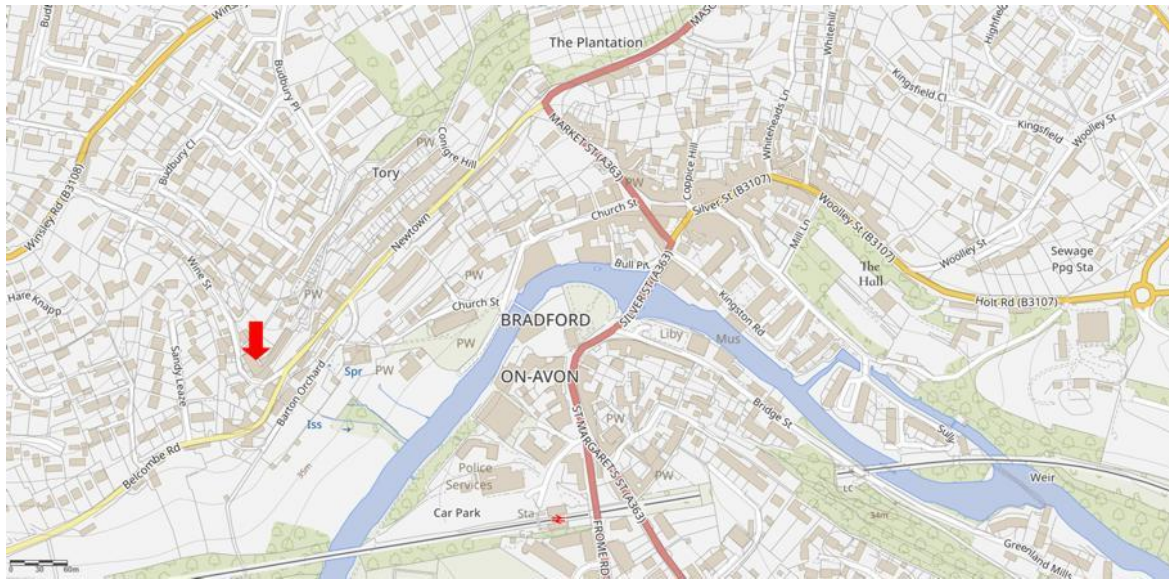
The Cottage, The Old  
Brewery, Bradford-on-Avon,  
BA15 1NF

**378 sq ft (35.12 sq m)**

- Open Plan Office Accommodation
- Private WC and Kitchenette
- Two Car Parking Spaces



# 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.

The property is situated on the Northern slopes c.150 meters 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.



## By Road

Approximate road travel distances are as follows:

Trowbridge	3.7Miles
Bath City Centre	6.9 Miles
Bristol	20 Miles



## By Rail

Approximate train travel times are as follows:

Bath Spa	12 Minutes
Bristol	30 Minutes
London Paddington	1h 45 Minutes

# The Cottage, The Old Brewery.

## Description

The building is a former Brewery and Malthouse converted into 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 Cottage Suite is accessed through a private entrance off Wine Street. Internally, the premises provides open plan office accommodation over ground and first floors. The office suite benefits from private WC and kitchenette on ground floor. Occupiers will also benefit from two tandem car parking spaces.

## Accommodation

From the measurements provided, the accommodation provides the following Net Internal Area (NIA):

Ground Floor	199 Sq Ft	18.5-18.49 Sq M
First Floor	179 Sq Ft	16.7-16.63 Sq M
<b>Total</b>	<b>378 Sq Ft</b>	<b>35.12 Sq M</b>

## Terms

£7,500 Per Annum exclusive of VAT and other outgoings. The accommodation is available to let by way of a new lease terms to be agreed.





## EPC

This property has an Energy Performance Certificate (EPC) rating of D 97. A full EPC Certificate is available upon request.

## Service Charge

A service charge is levied by the management company for the common upkeep of the building. Yearly Service Charges can vary dependant upon the 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.

## Rates

The property is understood to have a rateable value as of 23/24 of £8,600

Rateable Value	£8,600
UBR (26/27)	0.499
Rates Payable	£4,291.4

Rates payable subject to small business rate relief eligibility.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

# Contact

## Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation

## Legal Costs

Each party to bear their own legal costs.

## VAT

All pricing is subject to VAT at the prevailing rate where applicable.

For further information, or to arrange a viewing, please contact Knight Frank



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Particulars dated April 2026 Photographs dated April 2026.

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