



**GROSVENOR
HOUSE**

Bath BA2 3BH

The Square | Lower Bristol Road | Bath BA2 3BH

MODERN OFFICES TO LET IN A WORLD HERITAGE SITE LOCATION



The city of Bath is accessed via the national motorway network at Junction 18 of the M4 and the A46 southbound respectively, thus providing good commuter routes to the southwest, south Wales and the West Midlands. The city of Bristol is situated approximately 12 miles northwest of Bath and can be accessed via the main A4 which ultimately links Bath with Bristol.

The property is situated on The Square, an established town centre office location accessible immediately off the Lower Bristol Road (A36), just 0.6 miles west of Bath Spa railway station which offers direct services into London and Bristol in as little as 1hr 15mins and 12mins respectively. *(Source: National Rail Enquiries)*









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SPACIOUS OPEN PLAN OFFICES WITH EXPOSED BEAMS

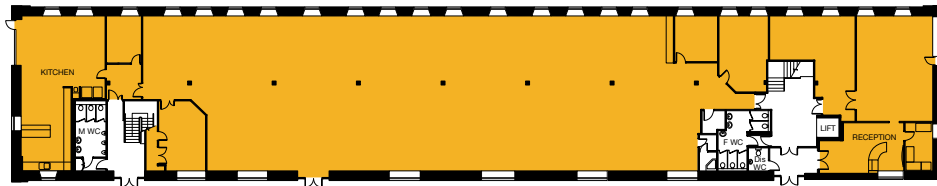
The property comprises former railway sheds which were converted during the 1990s into offices. The two storey building provides modern open plan office accommodation.

SPECIFICATION

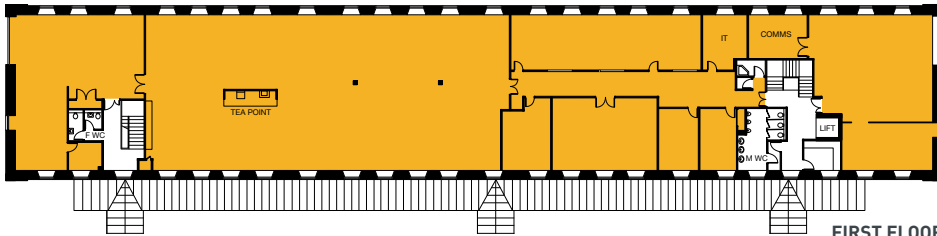
-  Raised Floors
-  Air Conditioning
-  Suspended Ceilings
-  Reception Area
-  DDA Compliant
-  Passenger Lift



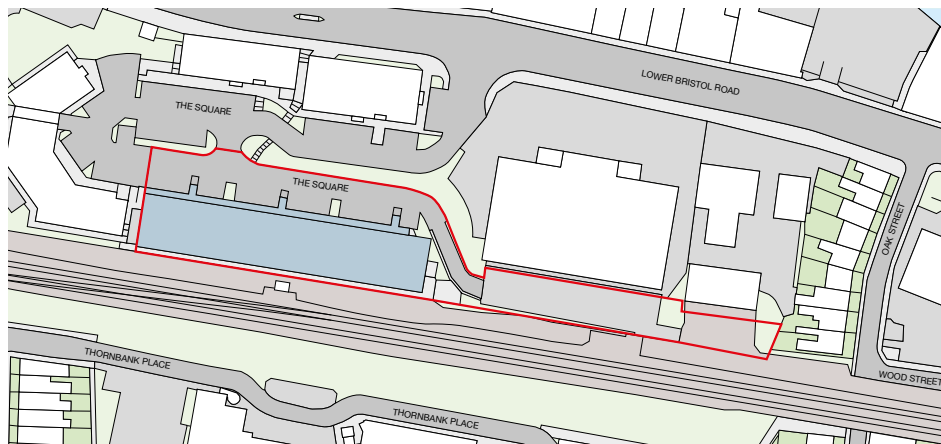
CURRENT AVAILABILITY AT GROSVENOR HOUSE



GROUND FLOOR



FIRST FLOOR



THE SITE



The premises extend to the following approximate net internal floor areas:

Floor	Area (Sq M)	Area (Sq Ft)
Ground Floor Offices	855	9,203
First Floor Offices	868	9,343
Total	1,723	18,546

External car parking totalling 45 spaces.





EPC

An Energy Performance Assessment will be available on request.

VAT

All figures are exclusive of VAT, if applicable.

TERMS

Terms to be agreed.

VIEWINGS

Please contact the agents for further information.

**CAMPBELL
GORDON**

Campbell Gordon

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