



**Beazer House**  
**Lower Bristol Road**  
**Bath**  
**BA2 3BA**

**OFFICE BUILDING TO LET**

**30,864 Sq Ft (2,867 Sq M)**

- Open Plan Office Space
- 68 Parking Spaces
- Whole Building to Let

## LOCATION

Bath is a UNESCO World Heritage City of international repute with an approximate population of 99,227 (ONS Mid Year Population estimates 2018). The City is a regional hub for retail and leisure and is one of the United Kingdom's most visited cities in terms of tourist numbers. With two universities and an established business community, Bath is also a centre for innovation and technology, as the City boasts one of the largest percentages of entrepreneurs per capita of the population in the entire country.

The property is situated, and fronts, the Lower Bristol Road (A36) on the southern side of the city in an established office location, just 0.6 miles west of Bath Spa railway station which offers direct services into London and Bristol.

## DESCRIPTION

The property comprises a 1960's purpose built office. It is distinctive within the city, with most of the accommodation "on stilts" providing parking at Ground Floor along with access, and the bulk of the accommodation at First, Second and Third Floors under a flat roof.

The office accommodation is mostly open plan with some partitioning in place to create meeting rooms and break out areas.

## FURTHER INFORMATION

Should you require further information please contact:

[carterjonas.co.uk](http://carterjonas.co.uk)

## ACCOMMODATION

The premises extend to the following approximate Net Internal Areas:

	Sq M	Sq Ft
Ground Floor	37	393
First Floor	928	9,992
Second Floor	884	9,511
Third Floor	948	10,199
Fourth Floor	72	771
<b>Total</b>	<b>2,867</b>	<b>30,864</b>

## RENT

£24 psf, per annum, exclusive.

## VAT

All figures quoted are exclusive of VAT where applicable.

## TERMS

The property is available on a new effective full insuring and repairing lease.

Terms to be negotiated.

## Business Rates

Rateable Value

Ground Floor Rateable Value (2023/24) - £4,800

1st, 2nd & 3rd Floors Rateable Value (2023/24) - £525,000

## EPC

Available on request.

## VIEWINGS

All viewings should be made through the sole agents, Carter Jonas 01225 747260

**SUBJECT TO CONTRACT**

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## IMPORTANT INFORMATION

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