

TO LET

1ST FLOOR
RIVERSIDE SOUTH
BUILDING,
WALCOT YARD,
WALCOT STREET,
BATH, BATH AND
NORTH EAST
SOMERSET
BA1 5BG

**2,783 sq ft
258.54 sq m**

- High Quality Open Plan Office Space
- Good Local Transport Links
- City Centre Location
- Air Conditioning

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LOCATION

Bath is an internationally recognise city, located approximately 100 miles west of London and 13 miles east of Bristol. It is set within a built environment of the highest quality with a residential population of over 80,000 and annual visitor numbers exceeding 4 million at the last Census.

Walcot and Walcot Street form one of the main gateways into Bath and the area has retained its own individual character despite being within a few minutes' walk of the city centre. Bath Spa station provides links to Bristol Temple Meads (from 12 minutes) and links to London Paddington (from 84 minutes).

ACCOMMODATION

Name Size

First Floor	0 sq ft (0 sq m)
Second Floor	0 sq ft (0 sq m)
Total	2,783 sq ft (258.54 sq m)

TERMS

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

£67,000 per annum exclusive

RATEABLE VALUE

Current: £40,500

Rates Payable: £20,209.50

Rateable Value: £29,000

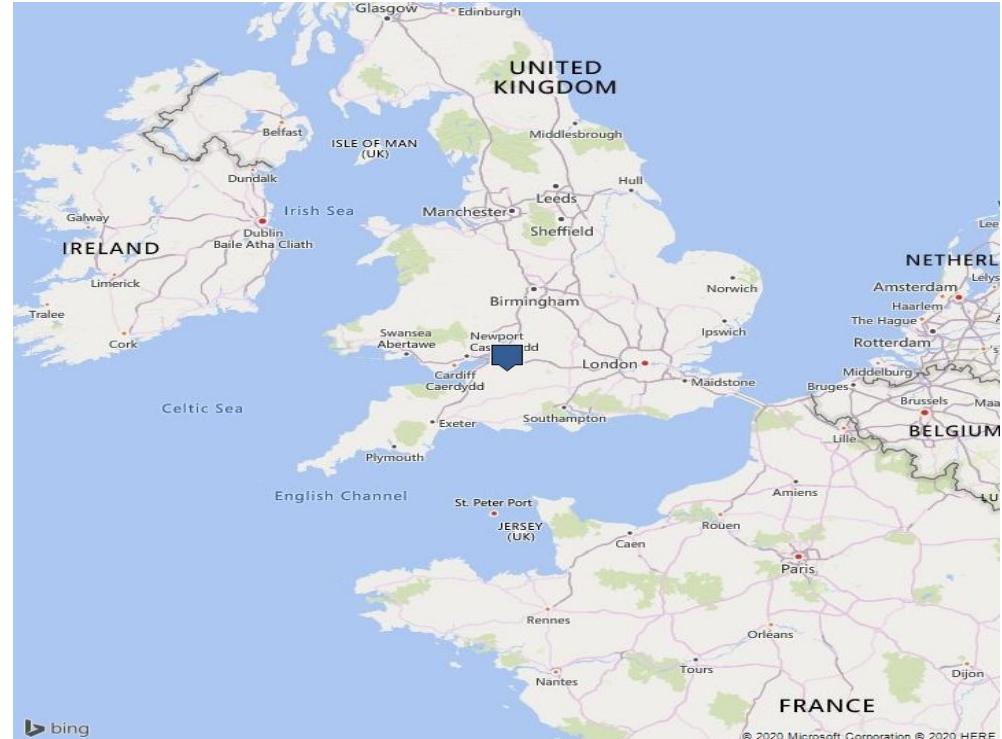
Rates Payable: £14,616

VAT

VAT will be payable on the rent.

VIEWING

Strictly by appointment with agents.



CONTACT

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IMPORTANT INFORMATION

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