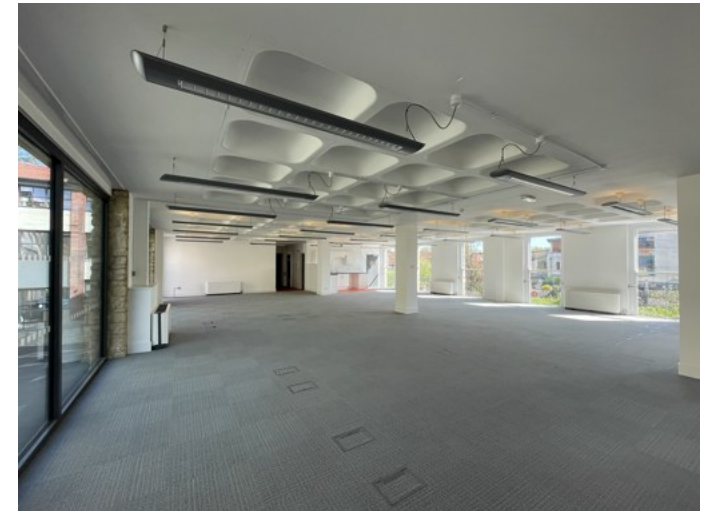


MODERN FIRST FLOOR OFFICE TO LET

Carter Jonas



First Floor
Riverside South
Walcot Yard
Walcot Street
Bath
BA1 5BG

Open Plan High Quality Offices

Approximately 2,783 Sq Ft (258.5 Sq M)

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

LOCATION

Bath is an internationally recognised 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.

Walcot Street forms one of the main gateways into Bath and the area has retained its own individual character despite being just a few minutes walk from the city centre.

Bath Spa Railway station is also close by and provides links to Bristol Temple Meads (approx. 12 minutes) and links to London Paddington (approx. 84 minutes).

DESCRIPTION

The property comprises a first floor office suite. The suite is open plan with some partitioning to provide meeting facilities. The office space benefits from having its own kitchen and toilet facilities.

The property has been refurbished to a modern standard and includes air conditioning.

ANTI-MONEY LAUNDERING CHECKS

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g— recent utility bill) so the required checks can be undertaken.

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations, warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

ACCOMMODATION

The premises extend to the following approximate Net Internal Areas:

| | | |
|--------------|-------------------|--------------------|
| First Floor | 258.5 Sq M | 2,783 Sq Ft |
| Total | 258.5 Sq M | 2,783 Sq Ft |

TERMS

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

RENTAL

First Floor £67,000 per annum exclusive

LEGAL COSTS

Each party will be responsible for their own legal costs.

Philip Marshall

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BUSINESS RATES

First Floor:

Rateable value 56,000 (2026/27)

Rates payable £26,880 (2026/27)

EPC

Available upon request.

VAT

VAT will be payable on the rent.

VIEWINGS

All viewings should be made through the sole agents
Carter Jonas 01225 747250

SUBJECT TO CONTRACT