



**First Floor & Half Landing**  
**12 Old Bond Street**  
**Bath**  
**BA1 1BP**

**Attractive City Centre Office Space**

**Approximately 912 Sq Ft (84.71 Sq M)**

- **Attractive Georgian features**
- **Direct trains to Bristol & London Paddington**
- **Famous city centre shopping on doorstep**

## LOCATION

Old Bond Street is situated at the junction of Milsom Street; Bath's most fashionable shopping street. Bath Spa Railway Station is within a short walk, with direct train services to major south-west centres, including Bristol, along with London Paddington, with a current journey time of approximately 1 hour 30 minutes. Just to the north, approximately 12 miles, is junction 18 of the M4, whilst to the east, Bristol ring road provides direct links to the M32, M4 and M5.

## DESCRIPTION

The property is Grade II Listed and within the Bath Conservation Area. The property is accessed via a communal door shared with the residential element of the building on the second and third floors. The office accommodation is accessed from the central staircase and has attractive Georgian features overlooking Old Bond Street. WCs and kitchen facilities are located on the first floor.

## 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

First Floor Office Space	56.91 Sq M	613 Sq Ft
Half Landing Office	21.89 Sq M	236 Sq Ft
Second Floor Kitchen	5.91 Sq M	64 Sq Ft
<b>Total</b>	<b>84. 71 Sq M</b>	<b>913 Sq Ft</b>

## TERMS

The premises are available by way of a new effective full repairing and insuring lease, by way of service charge, on terms to be agreed.

## RENT

£15,000 per annum exclusive. Subject to contract.

### Philip Marshall

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## BUSINESS RATES

Rateable Value to be reassessed.

## EPC

An Energy Performance Certificate will be made available to interested parties on request. The property has achieved an EPC rating of C (75).

## LEGAL COSTS

All parties will be responsible for their own legal costs.

## VAT

All figures quoted are exclusive of VAT which will be charged at the prevailing rate.

## VIEWINGS

All viewings should be made through the sole agents—

Carter Jonas 01225 747250

**February 2026**

**SUBJECT TO CONTRACT**