



The North Barn
Manor Farm Buildings,
Southstoke Lane
Bath
BA2 7PQ

Open-Plan High Quality Office To Let

Approximately 2,303 Sq Ft (213.96 Sq M)

- **Stunning Rural Location**
- **Plentiful Parking**
- **Shared Terrace**

LOCATION

The offices are accessed from a signed entrance to the development off South Stoke Lane, situated as you approach the small village of South Stoke, approximately 2 and a half miles from the centre of Bath. This road leads down a tree-lined avenue into the large parking area for the offices. Other occupiers include Xpedite, Achieve Breakthrough and City Fibre. Local facilities include the community-owned pub, The Packhorse, as well as a nearby Tesco Express and a little further to a large Sainsburys.

DESCRIPTION

The property is a converted barn with a natural stone elevation and impressive glazed central section. Towards the front of the property there is a recessed fitted kitchen area and at the rear there are three W/Cs one of which has a shower and disabled facilities. The property benefits from air conditioning and underfloor heating provided by air source heat pumps.

The office are well away from traffic noise and the site benefits from a wide scenic outlook, particularly over countryside to the south. There is a shared terraced area for the tenants use. The office has Cat5e cabling.

ACCOMMODATION

The North Barn offers open-plan quality space.

| | | |
|--------------|--------------------|--------------------|
| Ground floor | 213.96 Sq M | 2,303 Sq Ft |
| Total | 213.96 Sq M | 2,303 Sq Ft |

TERMS

A new lease is available for a term by negotiation. Tenants are responsible for external and internal maintenance and decoration; a small service covers water/waste, site maintenance and main entrance gate, which is electrically operated outside normal business hours. Tenants reimburse their share of the building insurance premium.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

BUSINESS RATES

Rateable Value: £25,000

VAT

All figures exclude VAT where applicable.

EPC

Energy Performance rated at 43 in Band B.

RATES PAYABLE (24/5)

£13,650

QUOTING PRICE

£48,000 per annum exclusive

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.



VIEWINGS

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

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Philip Marshall

01225 747261 | 07767 623819

philip_marshall@carterjonas.co.uk

Aerin Thomas

0117 403 9956 | 07990 558726

aerin_thomas@carterjonas.co.uk

IMPORTANT INFORMATION

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JULY 2025

Carter Jonas

SUBJECT TO CONTRACT