



**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**

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## LOCATION

The offices are accessed from a signed entrance to the development off South stoke Lane, situated as you approach the small village of Southstoke, 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.

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## 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 form 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.

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## ACCOMMODATION

The North Barn offers open-plan quality space.

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Ground floor	213.96 Sq M	2,303 Sq Ft
<b>Total</b>	<b>213.96 Sq M</b>	<b>2,303 Sq Ft</b>

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## 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.

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## LEGAL COSTS

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

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## BUSINESS RATES

Rateable Value: £25,000

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## VAT

All figures exclude VAT where applicable.

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## EPC

Energy Performance rated at 43 in Band B.

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## RATES PAYABLE (24/5)

£13,650

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## QUOTING PRICE

£48,000 per annum exclusive

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## 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](http://www.carterjonas.co.uk)**

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## IMPORTANT INFORMATION

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**JULY 2025**

**Carter Jonas**

**SUBJECT TO CONTRACT**