TWO FLOORS OF OFFICES—SEPARATE OR TOGETHER

Carter Jonas

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

Floors Available Separately or Together

FIRST FLOOR UNDER OFFER

Approximately 5,487 Sq Ft (509.5 Sq M) set over two floors

- High Quality Open Plan Offices
- 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 if the highest quality, with a residential population of around 94,000.

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. 1hr 15—1hr 30 minutes).

DESCRIPTION

The property compromises two floors of office space overlooking the river Avon and over ground & first floors. The suites are open plan with some partitioning to provide meeting facilities. The office spaces benefit from having a kitchen and toilet facilities on each floor.

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.

ACCOMMODATION

The premises extend to the following approximate Net Internal Areas:

Ground Floor	251 Sq M	2,704 Sq Ft
First Floor	258.5 Sq M	2,783 Sq Ft
Total	**509.5 Sq M**	**5,487 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

Ground Floor - £67,600 per annum exclusive

First Floor—UNDER OFFER

LEGAL COSTS

Each party will be responsible for their own legal costs.

BUSINESS RATES

Ground Floor:

Rateable value £55,000 (2026/27)

Rates payable £26,400 (2026/27)

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**

Philip Marshall

01225 747 261 | 07767 623819

philip.marshall@carterjonas.co.uk

Aerin Thomas

0117 403 9956 | 07990 558726

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IMPORTANT INFORMATION

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SUBJECT TO CONTRACT