

# TO LET

SECOND FLOOR  
FRONT SUITE  
REDBRIDGE  
HOUSE, LOWER  
BRISTOL ROAD,  
BATH, SOMERSET  
BA2 3EW

2,052 sq ft  
190.63 sq m

- Part Open-Plan + Private Offices
- 5 Car Spaces
- Approx 2/3rd mile west of city centre
- 7 min. walk from Oldfield Park Station

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## LOCATION

Redbridge House is approximately 2/3 of a mile west along the A36 Lower Bristol Road from Bath city centre. It is on the corner with Midland Road; at the north end of which is the bridge, providing a link with the A4 Upper Bristol Road.

The offices to let are in the front wing of the building, over the Kia-Ford garage's admin and showroom. Entrance is from the west side of the building to an inner hallway with staircase and lift to the upper floors.

The offices have suspended ceilings with integral LED lighting, gas central-heating, and perimeter trunking. Men's, Ladies' and disabled WCs are off the 2nd floor landing area. There are plenty of windows to west and east.

## ACCOMMODATION

The premises extend to the following approximate Net Internal Areas:

Sq M Sq Ft  
Reception Office: 37.00 398.27  
Open Plan Office: 47.52 511.50  
Kitchen: 10.17 109.47  
Private Office: 10.20 109.79  
Open Plan Office: 31.30 336.91  
Meeting Room: 29.33 315.71  
Office/Comms: 12.55 135.09  
Private Office: 12.55 135.09  
Total 190.62 2,051.83

Name	Size
Reception Office	398 sq ft (37 sq m)
Open Plan Office	512 sq ft (47.52 sq m)
Private Office:	109 sq ft (10.13 sq m)
Open Plan Office:	337 sq ft (31.31 sq m)
Private Office:	135 sq ft (12.54 sq m)
<b>Total</b>	<b>2,052 sq ft (190.63 sq m)</b>

## TERMS

To let for 2 to 4 years; security of tenure is excluded. A service charge covers building insurance and maintenance, common parts and facilities.

## RENT

£29,500 +VAT per annum.

## RATEABLE VALUE

Current: £30,000

The 2nd floor front suite has a rateable value of £30,000. Rates payable 2024-25 = £14,970.

## EPC

Energy performance rated 85 in Band D.

## VIEWING

Strictly by appointment with agents.



## CONTACT

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