

GROUND FLOOR OFFICE TO LET

Carter Jonas



1 Bladud Buildings
Bath
BA1 5LS

Bath City Centre Ground Floor Office
Space to let

Approximately 451 Sq Ft (42 Sq M)

- Prime Bath Location
- High Traffic Location

LOCATION

The property is situated on the primary route into Bath from the east. The property are within a 15 minute walk of Bath Spa railway station, the Southgate Shopping centre and a variety of restaurants, bars and amenities in the city centre.

Bath Spa train station has direct trains to both Bristol (circa 12 minutes) and London Paddington (circa 1 hour 30 minutes).

DESCRIPTION

The property compromises approximately 451 sq ft of ground floor office space with access to the communal W/C and kitchenette which are both in the common parts. The property is to be used as a office only.

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.

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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

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

Ground Floor office with communal W/C and kitchenette.

Ground floor	42 Sq M	451 Sq Ft
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Total	42 Sq M	451 Sq Ft
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RENT

£12,000 per annum exclusive

TERMS

The property is available on a new lease on terms by negotiation.

Philip Marshall

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RATES

The rateable value is £12,500. Rates payable 25/26 are £6,937.50 but may be subject to nil or reduced rates for small businesses.

VAT

All figures exclude VAT where applicable.

EPC

All Energy Performance Certificates will be made available upon request.

VIEWINGS

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

SUBJECT TO CONTRACT

Aerin Thomas

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JULY 2025