



Hanover House
The Square
Lower Bristol Road
Bath
BA2 3BH

Ground Floor Office Suite

Approximately 1,611 Sq Ft (149.66 Sq M)

- **City Centre location**
- **Modern self contained office space**
- **3 car parking spaces included**

LOCATION

Bath is an UNESO World Heritage Site and is an internationally renowned tourist destination attracting almost 5 million tourists a year.

The property is located on The Square, just off Lower Bristol Road, a well established office location approximately a 10 minute walk from Bath Spa railway station providing connections to Bristol Temple Meads and London Paddington amongst other locations.

DESCRIPTION

The accommodation provides a modern, open plan office suite which includes a modern kitchen, and a meeting room.

The office is self contained. The WC facilities are located within the central lobby.

The property also benefits from 3 car parking spaces.

A service charge will be payable. Further information provided upon application.

QUOTING PRICE

£40,000 per annum exclusive

ACCOMMODATION

Ground floor office accommodation measured on a Net Internal Basis.

Ground Floor	149.66 Sq M	1,611 Sq Ft
Total	149.66 Sq M	1,611 Sq Ft

TERMS

A new lease will be available for a term to be agreed.

BUSINESS RATES

Ratable value £42,250 (2026/27)

Rates payable £18,252 (2026/27)

EPC

The property has an EPC rating of C (66).



VAT

We understand this property is elected for VAT.

LEGAL COSTS

All parties will be responsible for their own legal costs.

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 to be arranged via the sole agent
Carter Jonas.

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk
5-6 Wood Street, Bath, BA1 2JQ

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IMPORTANT INFORMATION

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August 2026

SUBJECT TO CONTRACT

Carter Jonas