

TO LET

Carter Jonas



First Floor Offices
Fullers Earth Works
Odd Down
Bath
BA2 8PD

Office Space to Let
1,274 Sq Ft (118 Sq M)

- First floor office space
- Open plan
- Ample Car parking

LOCATION

Bath is a UNESCO World Heritage City of international repute with an approximate population of 99,227 (ONS Mid Year Population estimates 2018). The City is a regional hub for retail and leisure and is one of the United Kingdom's most visited cities in terms of tourist numbers. With two universities and an established business community, Bath is also a centre for innovation and technology, as the City boasts one of the largest percentages of entrepreneurs per capita of the population in the entire country.

The property is situated 2.8 miles from the centre of Bath and is 0.4 miles from Odd Down Park and Ride, which has frequent buses going to and from the centre of Bath. The property also has immediate access to the A367 which links the A36 and A4, and city centre.

DESCRIPTION

The property comprises of first floor office space which will have its own separate entrance. The first floor is open plan. There is also a car park to the rear of the property which the tenant will have access to.

Toilets will be constructed shortly.

FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

ACCOMMODATION

The premises extend to the following estimated Net Internal Areas:

	Sq M	Sq Ft
First Floor	118	1274
Total	118	1,274

RENT

£17,500 per annum exclusive, subject to contract.

Business Rates

Rateable Value

To be assessed

TERMS

The property is available on a new internal repairing lease together with service charge to cover the cost of shared utilities.

Lease term to be agreed.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

The property has a current rating C.

VIEWINGS

All viewings should be made through the agents, Carter Jonas 0117 922 1222

SUBJECT TO CONTRACT



Philip Marshall

01225 747 261 | 07767 6238

philip.marshall@carterjonas.co.uk

Maddie Pyles

0117 403 9954 | 07796 170450

maddie.pyles@carterjonas.co.uk

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.

Carter Jonas