



Chartered Surveyors

6 Gay Street Bath BA1 2PH

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GROUND & FIRST FLOOR OFFICES & RETAIL UNITS

500, 1,000, 1,500 sq ft

WITH GOOD PARKING

AVAILABLE ON COMPETITIVE ALL-IN TERMS

FROM £600 PER MONTH



**WESTWAY BUSINESS CENTRE
MARKSBURY
BATH**

- **2 storey business premises, re-clad and refurbished**
- **Office rooms and open-plan suites with own facilities**
- **Central heating and comfort cooling**
- **6.5 miles west of central Bath via A39**
- **Allocated spaces and general parking and bike store**

www.derekwalker.com

These particulars are intended to give a fair description of the property but their accuracy is not guaranteed and they do not form part of an offer or contract.



Marksbury is on the A39 west of Bath. From Bath take the A4 Bristol Road dual carriageway and turn on to the A39 at the Globe roundabout. Marksbury is the next village after Corston. Go through the village and Westway is at the junction of the A39 (for Wells) and A368 (for Bristol Airport).

The business centre is next to the Co-op petrol forecourt. In addition to the Co-op convenience store there are several businesses on site.

Offices have double-glazed windows, suspended ceilings with integral lighting, oil-fired central-heating, and plentiful on-site parking. Most suites have their own kitchen and WC facilities.

TERMS: Available on flexible leases for very negotiable length terms. Rent is paid monthly.

All utilities, building insurance, common parts and exterior maintenance are included in the Service Rent. Tenants only need to arrange their own telecoms and office cleaning. Suites will be separately assessed for **business rates**; for tenants without other premises full rates relief may be available.

**Rents from: £450+VAT per month
+£150+VAT monthly service rent**

NOTE: Measured to IPMS 3 - Office. We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those wishing to inspect are advised to check availability in advance. **BA2 9HN**

VIEWING: By prior appointment through the agents: Derek Walker, Chartered Surveyors. Ref: Hugh Warren, hwarren@derekwalker.co.uk

EPC: energy performance rated at 74 in Band C.