



For Lease

Pinesgate East, Lower Bristol Road, Bath, BA2 3DP

From 5,000 to 30,000 sq ft with car parking



Location

The Pinesgate development occupies the whole of an island north of Lower Bristol Road and south of Homebase and Sainsburys on the western side of Bath city centre.

The site adjoins the A4 Lower Bristol Road and is situated in a highly accessible location. The city centre is within a five minute walk via Midland Bridge and Bath Spa Station is equally accessible, providing direct links to London Paddington, Bristol and the South West.

Accommodation

Originally built for the MOD, Pinesgate East provides office accommodation in a prominent and accessible location with the rare benefit of on site car parking spaces.

The city centre is within a five minute walk, providing access to Bath's many attractions and facilities, plus excellent transport links by way of Bath Spa railway station and the bus station.

Terms

Pinesgate East is held on a full repairing and insuring lease expiring on 25th February 2025. The lease can be assigned or alternatively new sub leases can be granted on the whole or parts of the premises.

Specification

Pinesgate East is a self contained office building, arranged over ground and first floor, capable of being let in parts, on a floor by floor basis or by combination to suit individual occupiers' requirements.

The property offers large open plan floor plates and benefits from the following specification:

- Zoned comfort cooling
- Sensor controlled LG3 lighting
- Double glazing
- Suspended ceiling
- WC's and kitchen facilities
- Raised floors
- Up to 69 car parking spaces

EPC

The property has been graded as Exempt: Currently undergoing major refurbishment.

Rent

Available on request

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