

**COMPLETE OFFICE BUILDING  
FOR SALE OR TO LET  
3,600 sq ft (334m<sup>2</sup>)  
WITH PARKING FOR 20 CARS**



**11 KELSO PLACE  
UPPER BRISTOL ROAD  
BATH**

- A substantial 3 storey building
- Just over half a mile west of Bath city centre
- Open-plan offices with excellent parking
- Facilities on each floor enable sub-letting of parts
- Re-carpeted and redecorated inside and out

**[www.derekwalker.com](http://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.

Kelso Place is on the A4 Upper Bristol Road, just over half a mile west of Bath city centre and before the Windsor Bridge A4-A36 link. Blue gates open into the estate which comprises 8 brick and stone office buildings of various sizes.

No.11 is at the west end. It was redeveloped in 1998 to give open plan office spaces on 3 floors. It has a wide south-facing frontage with plenty of windows. There are a number of allocated parking spaces in front as well as a large side car park, several cars wide and three cars deep.

#### GROUND FLOOR

Entrance lobby and staircase.

**West Office:** 6.87m x 7.1m

**East Office:** 10.5m av x 4.34m av. A demountable partition at the far end creates a separate room.

Off the entrance lobby are:

**Kitchen, Accessible WC and 2 further WCs.**

#### FIRST FLOOR

**West Office:** 6.86m x 7.37m. The rear half has glazed partitions to create 2 private offices.

**East Office:** 10.63m x 4.57m av. The central area off the stairs has a **Kitchen, Store, 2 WCs.**

#### SECOND FLOOR

**West Office:** 7.08m x 7.14m, with windows to north and south. An inner office has been partitioned in one corner and there is a fitted **kitchen** area.

**East Office:** 13.65m x 4.86m av. As with the ground floor a demountable partition forms a separate east end room. Lobby with **WC** off.

Floor space measured to "IPMS3-Office"

Ground Floor: 103.2m<sup>2</sup> 1,111 sq ft

First Floor: 109.2m<sup>2</sup> 1,175 sq ft

Second Floor: 116.1m<sup>2</sup> 1,250 sq ft

Areas of limited use: 6.5m<sup>2</sup> 70 sq ft

#### BUSINESS RATES

For the offices and parking rates payable in 2020-21 are £23,178.55 (based on the combined rateable value of £46,450).

#### PRICE

The freehold is for sale with vacant possession at **£1,250,000** (no VAT)

Or the property is to let on a new full repairing lease At **£63,000** per annum.

**EPC:** Energy Performance rated at 57 in Band C.

#### VIEWING

By prior appointment only, through the agents:

Derek Walker, Chartered Surveyors.

Ref: Hugh Warren, [hwarren@derekwalker.co.uk](mailto:hwarren@derekwalker.co.uk)

**NOTE:** We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those travelling to inspect are advised to check availability in advance. To view our privacy policy please visit [www.derekwalker.com](http://www.derekwalker.com) **11Kelso Place: BA1 3AU**

