

To Let

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

8,151 to 15,183 sq ft

- New air conditioning
- New LED lighting
- Refurbished WCs
- Excellent car parking
- 5 min walk to Bath city centre



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 providing access to Bath's many attractions and facilities, plus excellent transport links by way of Bath Spa railway station and the bus station providing direct links to London Paddington, Bristol and the South West.

Description

Pinesgate East provides office accommodation in a prominent and accessible location with the rare benefit of on site car parking spaces. The property has been refurbished to a high standard.

Specification

Pinesgate East is a self contained office building, arranged over ground and first floor which has recently undergone a comprehensive refurbishment programme.

The available suite offers a large open plan floor plate and benefits from the following specification:

- New air conditioning
- New LED Lighting
- Double glazing
- Metal tile suspended ceiling
- Refurbished WC's
- Raised floors
- Up to 25 car parking spaces

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 parts of the premises.

Viewings

Viewings arranged by appointment through sole agents JLL

Accommodation

Newly refurbished office with excellent car parking

Name	Sq ft	Sq m	Availability
Ground - A	7,032	653.29	Available
Ground - B	8,151	757.25	Available
Total	15,183	1,410.55	

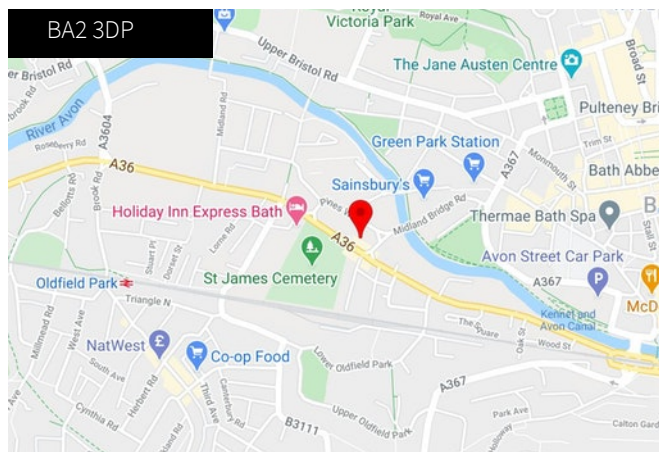
EPC

This property has been graded as B (49).

Business Rates

Rates payable: £7.25 per sq ft

It is however advised that your own enquiries are made in this regard.



Contacts

Hannah Waterhouse

0117 992 6554

hannah.waterhouse@eu.jll.com

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