





# TO LET

## Office Space

### LOCATION

The affluent Roman city of Bath is a popular commercial centre attracting a wide range of businesses as well as being a renowned retailing and tourism destination. It has a residential population of over 80,000 and annual visitor numbers exceeding 4 million at the last Census. Bath is served by excellent transport routes, including frequent train services to Bristol (13 miles) and London Paddington (100 miles). The city is well connected to the national motorway networks including the M4 motorway, Junction 18, located around eight miles to the north.

### SITUATION

122 Wells Road is situated in close proximity to Bath city centre and its core office location. The building is situated 1 mile south of Bath city centre. The building fronts onto the main road which is one of the key roads into Bath. The property is within close walking distance of the retail core and nearby amenities include Co Op.

### DESCRIPTION

The office comprises of the second floor of 122 Wells Road and provides 1384 sq ft (128 sqm) approx. of open plan office accommodation. The building itself is a modern building constructed out of Bath stone. Upon entry to the building, there is a generous reception area with a meeting room, disabled WC and lift. Up on the second floor, there is dual access into the open plan offices. There are two WCs and a large kitchen. The unit has benefited from a recent refit and therefore has all new features. These include WC, Kitchen, Lift, Carpet, Services such as heating and Windows.

122 Wells Road benefits from 3 external car parking spaces in a secure car park.

### QUOTING TERMS

The premises are available to let on the basis of a new lease. Terms to be agreed.

### RENT

£30,000 per annum (£19.50 per sq ft)

### RATES

We understand the ratable value of the building is not by a floor by floor basis. It will be reassessed.

Full terms available upon application to CSquared.

### ACCOMMODATION

We understand the net internal floor areas are as follows: -

Second Floor	128.56 Sq M	1384 Sq F
<b>Total</b>	<b>125.56 Sq M</b>	<b>1384 Sq Ft</b>

### VIEWING ARRANGEMENTS

Viewings can be arranged through Allan Lloyd at CSquared.

### EPC

EPC on request.





## FURTHER INFORMATION

Allan Lloyd

M 07527 388 036

E [allan.lloyd@csquaredre.co.uk](mailto:allan.lloyd@csquaredre.co.uk)



4 Queen Street  
Bath, BA1 1HE  
t 01225 904704  
e [info@csquaredre.co.uk](mailto:info@csquaredre.co.uk)

[www.csquaredre.co.uk](http://www.csquaredre.co.uk)

**Important notice:** These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing CSquared has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997, VAT may be levied on the rent or sale price.

CSquared Real Estate LLP, a Limited Liability Partnership registered in England and Wales No 0C361785, Registered Office 12B George St, Bath, BA1 2EH Regulated by RICS.