



MAGGS
& ALLEN

CHAMELEON COURT
LOWER BRISTOL ROAD
BATH, BA2 9ES
£34,000 Per Annum



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DESCRIPTION

Detached two storey office of approximately 2,000 ft² (Net Internal Area of approx. 1,700 ft²) benefiting from a large car park/yard to the front.

The office has been recently refurbished and benefits from LED lighting, oil central heating and is situated in a prominent position on the Lower Bristol Road, Bath. Both floors benefit from separate toilet and kitchen facilities.

LOCATION

The offices are situated on the A36/Lower Bristol Road providing easy access to Bath City Centre and Keynham and Bristol.

BUSINESS RATES

The Rateable Value with effect from April 2023 is £27,000.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

LEASE DETAILS

The offices are available to let on a new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees.

CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

TENANT APPLICATION FEE

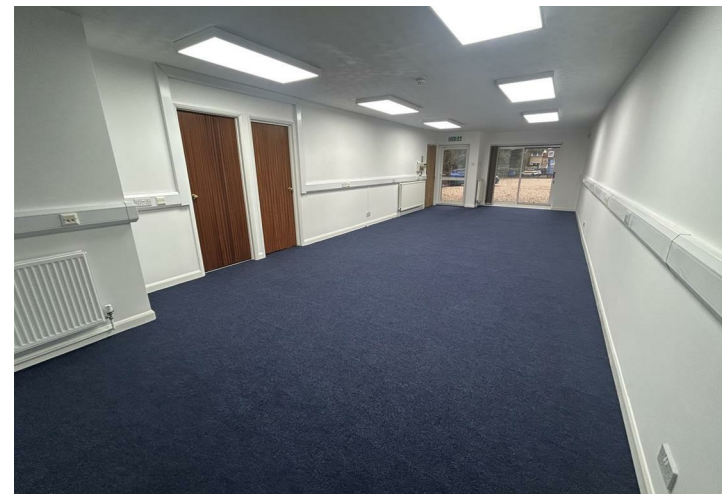
The incoming tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

VIEWINGS

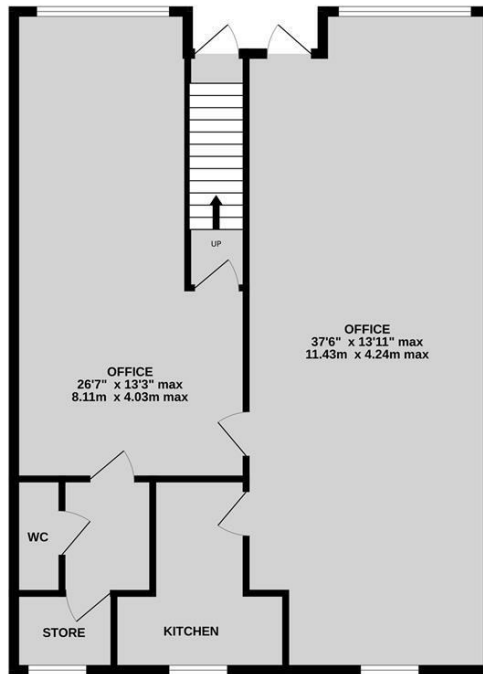
By appointment.

CONTROL OF ASBESTOS REGULATIONS

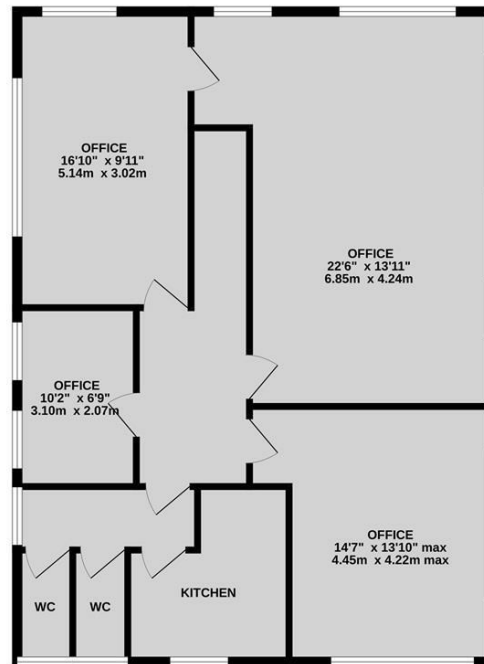
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.



GROUND FLOOR
995 sq.ft. (92.4 sq.m.) approx.

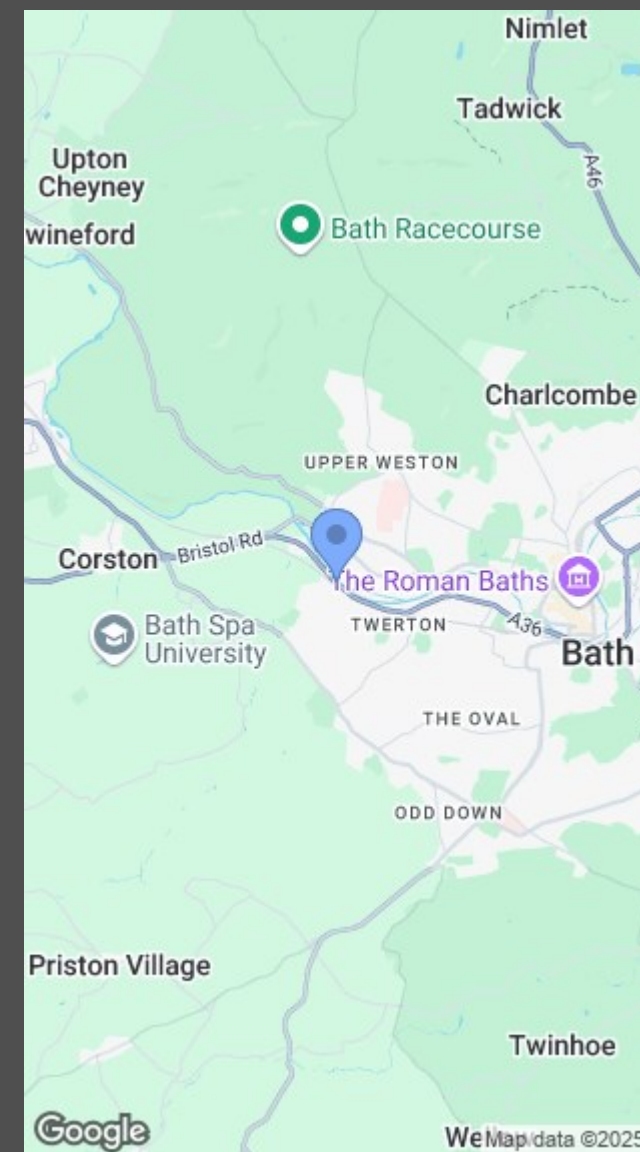
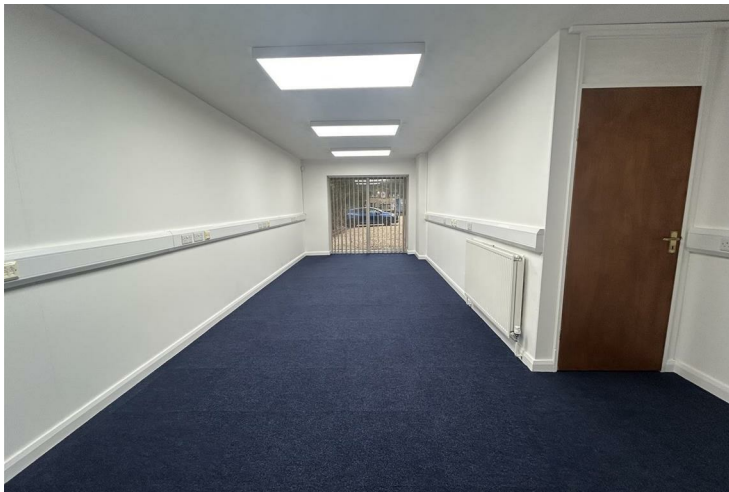


1ST FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA : 1995 sq.ft. (185.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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22 Richmond Hill, Clifton, Bristol, BS8 1BA
0117 973 4940
www.maggsandallen.co.uk

