

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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44 Bath Hill, Keynsham, Bristol, BS31 1HG



£5,000 (From) Per Annum

TO LET. Converted first and second floor office suites conveniently placed for Town Centre, railway station, car parks etc.

- Two office suites in a Victorian building
- Close to Town Centre, car parks, memorial park and railway station
- Electric heating
- First floor suite overlooking the park 26sqm
- Second floor suite 36.5sqm
- New Lease - Terms To Be Agreed
- Vacant - early possession possible

[www.daviesandway.com](http://www.daviesandway.com)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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## 44 Bath Hill, Keynsham, Bristol, BS31 1HG

The premises comprise first and second floor office suites consisting of rooms on the upper floors of a prominent Victorian building set on Bath Hill close to the Town Centre and with the main room overlooking Memorial Park. The rooms have electric heating with shared kitchen and wc facilities.

The property is well placed for access to the Town Centre, Memorial Park, local car parks and the railway station which is but a short distance away through the park.

In fuller detail the accommodation comprises

COMMUNAL GROUND FLOOR ENTRANCE HALL & STAIRCASE LEADING TO

### FIRST FLOOR

#### OFFICE SUITE 4.73m x 5.58m (15'6" x 18'3")

26 sqm (280 sqft) Double glazed window to front aspect overlooking the park. Night Storage heater.

### SECOND FLOOR

#### OFFICE

36.5 sqm (393sqft) With sloping roof lines in two main areas. This office will be redecorated and carpeted at the Landlords expense. Wall mounted electric heaters are to be installed.

#### SHARED KITCHEN & WC

#### RENTAL

The first floor suite is available at £5000 per year, the second floor is £6,000 per year. They are available together or separately. These rents are exclusive of rates and other outgoings.

#### ADDITIONAL CHARGES

In addition to the rental there is the shared cost of electric to communal areas and a share of buildings insurance.

#### TERMS

To let on a new 3 year lease on internal repairing terms.

#### ENERGY PERFORMANCE CERTIFICATE

Awaited

#### OUTGOINGS

From inspection of the VOA website the Rateable Value for the first floor is £4,700 with effect from April 2026. The first floor office has a Rateable Value of £4,600 with effect from April 2026. However, if these are your only business premises, Small business rate relief will apply and no rates are payable.

