

# MODERN OPEN PLAN OFFICE TO LET / MAY SELL

Unit 3 The Office Village, Bath Business Park, Peasedown St John, Bath, BA2 8SG



- A modern and open plan office providing accommodation of approximately 2,240 sq ft (208.10 sq m)
- Popular business park location
- 6 on site car parking spaces
- Finished to a modern specification
- Available to rent, or alternatively the freehold is available to purchase



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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## LOCATION

The property is located on Bath Business Park which is just 6 miles southwest of Bath city centre with direct access via the A367. Bath enjoys well established connections by road and rail with the motorway network being accessible by Junction 18 of the M4 whilst the A4, A36, and A367 connect to the city of Bristol, Chippenham, Salisbury and the South Coast. Bath Spa station provides mainline services direct from London Paddington and Bristol Temple Meads railway station.

## DESCRIPTION

Bath Business Park is the only purpose built, mixed use Business Park specifically developed to serve Bath and the surrounding areas. There are many well established and high profile occupiers located on the Business Park such as Mercedes Benz, Bath Audi, Halsall Construction, Bath Fertility Clinic.

Unit 3 is a self contained office providing modern, open plan accommodation over ground and first floors, finished to a high specification. The available space benefits from following specification:-

- Carpeting throughout
- Gas central heating
- Double glazing
- Raised floors
- DDA access
- WC's
- Fitted kitchenette
- Suspended ceilings incorporating modern office lighting.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

Ground floor:	1,133 sq ft	(105.27 sq m)
First floor:	1,107 sq ft	(102.85 sq m)
Total:	2,240 sq ft	(208.10 sq m)

## CAR PARKING

There are six demised car parking spaces with the property together with plenty of free parking on the entrance road.

## TENURE

The premises is available to rent by way of a new effectively full repairing and insuring lease for a term of years to be agreed. Alternatively, the freehold is available to purchase with vacant possession.

## RENT/PRICE

On application.

## BUSINESS RATES

In accordance with the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)), the property has the following designation:

Rateable Value:	£20,500
Rates Payable (2023/2024):	£10,229.50

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

## VAT

The property is elected for VAT, therefore VAT will be payable on all prices.

## EPC

Rating—D (100).

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

## Burston Cook

FAO: Finola Ingham FRICS  
Tel: 0117 934 9977  
Email: [Finola@burstoncook.co.uk](mailto:Finola@burstoncook.co.uk)

## SUBJECT TO CONTRACT

June 2024

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