

RIVERSIDE OFFICES TO LET

780 sq ft (72m²) + 5 PARKING SPACES



FIRST FLOOR, SUITE 4

LIMPLEY MILL

LIMPLEY STOKE, BATH

- 4 miles south-east of Bath city centre
- Open plan suite with separate office/meeting room
- River and weir-side outlook
- Gas central heating. Fire and security alarms
- Good bus and cycle route communications

www.derekwalker.com

Limpley Stoke is just off the A36 south-east of Bath. The city centre is only 4 miles away via Brassknocker Hill. The mill entrance gateway is on the right immediately after the railway bridge that crosses the B3108 at Lower Stoke.

All suites have allocated car spaces, with visitor parking available in addition. The main mill buildings were converted in 1989, with modern open-plan extensions added in the 1990s.

Limpley Stoke has a pub and two hotels. A railway station is at the neighbouring village of Freshford. Regular buses to Bath, Bradford-on-Avon and Trowbridge stop by the mill entrance gates. Cyclists from Bath or West Wilts use the canal towpath, which is close by on the other side of the river.

Suite 4 is behind the main building with its entrance from a brick courtyard.

Front Office/Meeting Room: 4.89m max x 4.82m.

Main Office (Rear): 4.94m x 9.48m with a walk-in store cupboard and 3 good windows to the east.

The 1st floor tenant may use the ground floor tenant's kitchen. On the 1st floor are 4 shared WCs.

TERMS

To let for two to four years, security of tenure excluded. **Rent: £11,500 + VAT** per annum.

Tenants pay half the utilities costs for Suite 4 and a service rent which includes, cleaning and maintenance of internal common parts and facilities, alarm contracts, building insurance premium and grounds and exterior maintenance.

BUSINESS RATES

The ground and 1st floors are rated together. When assessed separately we anticipate rates payable for the 1st floor will be approx £4,560, or about £1,900 less if these are the tenant's only premises.

EPC RATING: 117 in Band E.

VIEWING

By appointment with the agents, Derek Walker Chartered Surveyors, Ref: Hugh Warren hwarren@derekwalker.co.uk



NOTE: We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those wishing to inspect are advised to check availability in advance. BA2 7FJ