

TWO 1,000 sq ft OFFICE SUITES TO LET

IN HISTORIC MILL BUILDINGS NEAR BATH

WITH MODERN EXTENSIONS & EXTENSIVE CAR PARKING



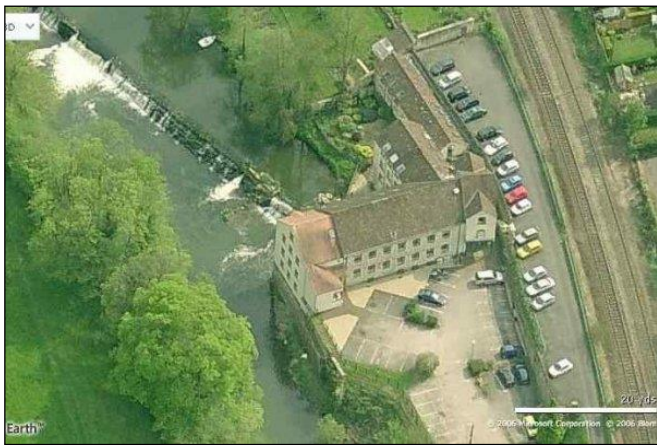
“LIMPLEY MILL”

LIMPLEY STOKE

BATH

- Only 4 miles SE of central Bath
- Suite 2 has shared use of a riverside terrace
- Grounds include extensive parking
- Mill buildings refurbished and extended in 1990s
- Upper floors being converted to apartments, lower floor to remain as offices

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Aerial from north



Driveway parking and Stokeford Bridge



Open-Plan Office Suite 1



Office 2 Suite 2

EPC: Suite 1 assessed Band C:71. Suite 2: Band D:79.

Limpley Stoke, with the neighbouring village of Freshford, is one of the most attractive and highest value locations close to Bath.

Limpley Mill is on the River Avon in Lower Limpley Stoke and has its entrance from the B3108 between the river and railway bridges. Bath city centre is only 4 miles away via Brassknocker Hill, past the University of Bath. Trains to Bath and Bristol stop at Freshford station (approx 1 mile)

A long drive leads along the river side to the mill buildings which look out over the weir and terraces behind. There is plenty of parking on site.

The mill was thoroughly refurbished in 1990 and converted into offices for a large software company, who then built the east and west wing extensions. The main parts are now being converted into 15 apartments but the two suites available are to remain as offices.

SUITE 1 ("Riverside Suite")

Open-Plan Office: 9.86m x 5.5m

Store: 4.1m x 3.55m

Meeting Room: 5.2m x 3.9m, comms cupboard opposite

Kitchen: 2.8m x 1.8m. **WC** and separate **Shower**

SUITE 2 ("Terrace Suite")

Reception Area: 4.7m x 3m

Office 1: 3.8m x 6.2m with windows to terrace.

Office 2: 4.77m x 8.65m max with glazed doors opening on to river facing terrace.

Comms Room/Store: 3.6m x 3.6m

TERMS

Each suite is to let at **£12,000+VAT** per annum exclusive.

Lease length is negotiable from 2 years upwards, security of tenure excluded.

There will be a service charge to cover utilities, where not separately metered, building insurance, maintenance of any common parts, exterior areas and parking.

VIEWING

By appointment through the agents Derek Walker, Chartered Surveyors. Tel: 01225 448944.

Ref: Hugh Warren hwarren@derekwalker.co.uk



Limpley Mill from the B3108 Stokeford Bridge

NOTE: We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those travelling to inspect are advised to check availability in advance. Please visit www.derekwalker.com to view our privacy policy. **BA2 7FJ**