

RIVERSIDE OFFICES TO LET

660 – 1,000 sq ft (61-93m²)

+ GOOD PARKING



1ST & 2ND FLOOR EAST

1, LIMPLEY MILL

LIMPLEY STOKE, BATH

- 4 miles south-east of Bath city centre
- Open plan suite to let alone or with room above
- Mill buildings extended and converted to high quality offices
- Marvellous river and weir-side outlook
- Gas central heating. Monitored 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 entrance gateway is on the right immediately after the railway bridge that crosses the B3108 at Lower Stoke.

A driveway runs along from Stokeford Bridge; 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 later.

Limpley Stoke has two pubs and two hotels. A railway station is at the next village of Freshford. A good bus service runs to Bath, Bradford-on-Avon and Trowbridge with a stop by the mill entrance gates. Cyclists use the canal towpath from Bath or Bradford-on-Avon, which is close by on the other side of the river.

First Floor East: 660 sq ft (61m²)

5.93m x 10.12m. An open-plan office with windows to the east and south with a view over the weir.

Second Floor East: 340 sq ft (31m²)

5.94m x 5.33m. A large room with window overlooking the river. Eaves height cupboards add up to 190 sq ft (18m²) of storage.

The offices share WCs on first, ground and lower ground floors, and kitchens on first and lower ground floors.

TERMS (Monthly net rent)

1st Floor East (inc 5 car spaces) £700+VAT

2nd Floor East (inc 2 car spaces) £325+VAT

Leases are initially for 2 or 3 years, excluding security of tenure.

Tenants pay a service rent which includes gas and electricity charges, cleaning and maintenance of internal common parts and facilities, alarm contracts, building insurance premium and grounds and exterior maintenance.

BUSINESS RATES

1st Floor East: Rateable Value is £7,900 and rates payable in 2012-13 are £3,555. If this is the tenant's only office there is a reduction to approx **£1,126**.

2nd Floor: rated with another room and to be apportioned, or can be separately assessed.

VIEWING

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

DIRECTIONS:- A36 from Bath: at traffic lights after petrol filling station turn left; continue for half a mile to the bend left under the railway bridge. Entrance to Limpley Mill is on the right hand side. Shorter route is up Bathwick Hill, past the University, turn left down Brassknocker Hill, cross A36 at traffic lights.



PROPERTY MISDESCRIPTIONS ACT 1991

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, particularly if travelling from a distance.

BA2 7FJ

Energy Performance Certificate

Non-Domestic Building



NUMBER 2 & 5 GROUND FLOOR AND BASEMENT STORE
Limpley Mill
Limpley Stoke
BATH
BA2 7FJ

Certificate Reference Number:
0001-2189-4030-5200-7123

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



117 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 120
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
38 If newly built
75 If typical of the existing stock