

To Let

High Quality Offices with Views Over Bath



A/B & Grd C/D, Crescent Office Park, Bath, BA2 2AF

- Air conditioned, ground floor and first floor office accommodation
- 27 car parking spaces
- Bike parking
- Showers

2,400-7,200 sq ft (223-669 sq m)

£18.50 per sq ft per annum exclusive

Contact Us

Viewing is strictly by appointment through Colliers.

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Crescent Office Park

Location

Crescent Office Park is in an elevated position on the southern slopes of Bath, just off Rush Hill, benefiting from easy access to the A4174 Bristol ring road. Neighbourhood amenities include Tesco Express & Esso garage, Sainsbury's supermarket, Lloyd's pharmacy and a variety of public houses such as Red Lion & Wansdyke Inn.



Description

The building provides modern office space with fantastic views across Bath City Centre to the North-East and the Mendip Hills to the South-West. The available ground and first floor space benefits from the following specification:

- Suspended ceilings with low glare lighting
- Air conditioning
- Perimeter trunked
- Open plan with meeting rooms and kitchenette areas
- Shower facilities (only available in Unit A/B)
- WCs (including disabled)
- Bicycle storage

Car Parking

27 onsite car parking spaces, ratio of 1:267 sq ft

Rent

£18.50 per sq ft per annum exclusive

Terms

The offices are available as a whole or on a floor-by-floor basis, by way of a new full repairing and insuring lease for a term to be agreed.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Business Rates

Interested parties should make their own enquiries.

Service Charge

The tenant will be responsible for paying a fair proportion of the building and estate charge.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

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Floors	Unit A and B (sq ft)	Unit C and D (sq ft)
Ground Floor	2,400 (223 sqm)	2,400 (223 sqm)
First Floor	2,400 (223 sqm)	
Total	4,800 (446 sqm)	2,400 (223 sqm)
Overall Total	7,200 (669 sqm)	

Misrepresentation Act

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