



For Lease

Sterling House, Upper Bristol Road, Bath, BA1 3AN

2,744 sq ft (254.92 sq m)



Location

Sterling House is located just off Upper Bristol Road in the historic centre of Bath with good access to the town's key facilities and attractions.

Bath Spa Rail Station and Bus Station are within walking distance, and for occupiers travelling by car, there are a number of car parks on a pay and display basis, within a short walk.

Description

Sterling House is a Grade II listed building prominently located on one of the main roads into Bath City Centre. The office space provides a variety of different sized rooms over four floors.

Availability

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a Net Internal Area basis:

Availability	Sq. M	Sq. Ft
Lower Ground Floor	40.7	438
Ground Floor	69.21	745
First Floor	74.98	807
Second Floor	70.05	754
Total	254.94	2,744

EPC

Available upon request.

Terms

Available by way of a new lease for a number of years to be agreed.

Rent

Upon application.

Rates

Upon application

VAT

All figures quoted are exclusive of VAT where applicable.

Legal Costs

All parties will bear their own legal costs incurred in the completion of the new lease.



Viewings to be arranged with the sole agents

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