



Maritime House, 210 Lower Bristol Road, Bath BA2 3DQ

FOR SALE

Waterfront Office Building Suitable For
Various Uses (STP)

15,251 Sq Ft
(1,417 Sq M)



LOCATION

The property is located within Bath Quays, a prime area for recent regeneration and redevelopment that includes apartments, offices and amenity/leisure spaces along the River Avon. The building benefits from excellent public transport with Bath Spa train station located 0.4 miles to the west and a new footbridge providing excellent access to the city centre.

DESCRIPTION

Maritime House is a prominent waterfront building suitable for a variety of uses (STP). The building is currently configured as an office comprising of a mixture of open plan offices, meeting rooms and break out facilities. Externally the building benefits from two balconies overlooking the water, a large carpark and immediate access onto Lower Bristol Road.

- ✓ Suitable for a variety of uses
- ✓ Waterfront location
- ✓ Close proximity to local amenities
- ✓ Excellent floor to ceiling heights
- ✓ EPC E
- ✓ Previous planning for residential conversion (expired)

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	3,098	288
First Floor	3,294	306
Second Floor	3,294	306
Third Floor	3,294	306
Fourth Floor	2,271	211
Total	15,251	1,417

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

On Application



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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