



CSquared

TO LET

Green Tree House, 11 St Margaret's Street,
Bradford-on-Avon, BA15 1DA





TO LET

Attractive Period Offices

LOCATION

Bradford On Avon is a picturesque Wiltshire market town with a population close to 10,000, situated c.8 miles Southeast of Bath and popular as a place to live and visit with its wide range of independent retail, cafés, and restaurants.

SITUATION

Green Tree House occupies a prominent position on St Margaret's Street, one of Bradford on Avon's principal commercial streets, within a short walk of the historic town centre.

Bradford on Avon railway station is approximately two minutes' walk from the property, providing regular services to Bath Spa, Bristol Temple Meads, Trowbridge, Salisbury and Southampton. The town's public car parks are also within easy walking distance, making the property readily accessible for both staff and visitors.

DESCRIPTION

Green Tree House comprises an attractive period property arranged over multiple floors, providing predominantly office accommodation together with ancillary storage and staff facilities. The accommodation is configured as a series of individual offices and meeting rooms of varying sizes, offering flexibility for a range of occupiers. The building retains some period features, including exposed timber beams, natural stone walls and vaulted ceilings.

Green Tree House, 11 St Margaret's Street, Bradford-on-Avon, BA15 1DA



ACCOMMODATION

Vaults	11.45 Sq M	123 Sq Ft
Ground Floor	62.73 Sq M	675 Sq Ft
First Floor	55.96 Sq M	602 Sq Ft
Second Floor	32.68 Sq M	352 Sq Ft
Total	162.82 Sq M	1,753 Sq Ft

The above is based upon a Net Internal Area, in accordance with The Code of Measuring Practice (6th Edition).

QUOTING RENT

The property is available to let by way of a new full repairing and insuring lease at a rent of £20,000 per annum exclusive of VAT and other outgoings.

EPC

EPC rating of C 74.

RATEABLE VALUE

Rateable value (2026)	£20,000
UBR	0.432
Rates Payable (2026)	£8,640

We recommend any interested parties make their own enquiries with the Rating Authority to verify rates payable considering their particular circumstances.



VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal and professional fees incurred in any transaction.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agents at CSquared,

Emily Dagg

M 07398 637345

E emily.dagg@cs-re.co.uk

Nathan Clark

M 07983 460 230

E nathan.clark@cs-re.co.uk





82 Walcot Street
Bath, BA1 5BD
t 01225 432789
e info@cs-re.co.uk

www.cs-re.co.uk

Important notice: These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing CSquared has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997, VAT may be levied on the rent or sale price.

CSquared Real Estate LLP, a Limited Liability Partnership registered in England and Wales No 0C361785, Registered Office 82 Walcot Street, Bath, BA1 5BD Regulated by RICS.