

# OFFICE UNITS

Office Units  
TO LET or FOR SALE



## OFFICE UNITS

Eight miles to the east of Bath, Bradford on Avon is a working town with a 750-year tradition of innovation and enterprise. The town dates back to pre-Roman times. With a long history of wool production, it has a rich tradition of architecture with many listed buildings, as well as the Grade 1 Town Bridge with its distinctive side chapel. The town has become a popular tourist destination for the beauty of its built environment and the uniqueness of its setting alongside both the River Avon and the Kennet & Avon Canal.

It has a clear vision of itself as a lively, healthy, creative, sustainable and, above all, welcoming community – blending the best of the past with the needs of tomorrow. It is committed to a sustainable economic future, based on existing strengths in high value added technologies, creative services and independent retailers. New commercial space is becoming available as years of uncertainty come to an end following the closure of the town's historic rubber mills. Plans are also in place to reduce the impact of traffic, with the creation of a pedestrian-friendly Historic Core Zone.

Located alongside the north shore of the River Avon, Kingston Mills is at the heart of the town. Sympathetically redeveloped by Linden Homes to provide office, retail and restaurant units, as well as 171 homes, the site offers a fantastic opportunity to grow your business in a prime location.

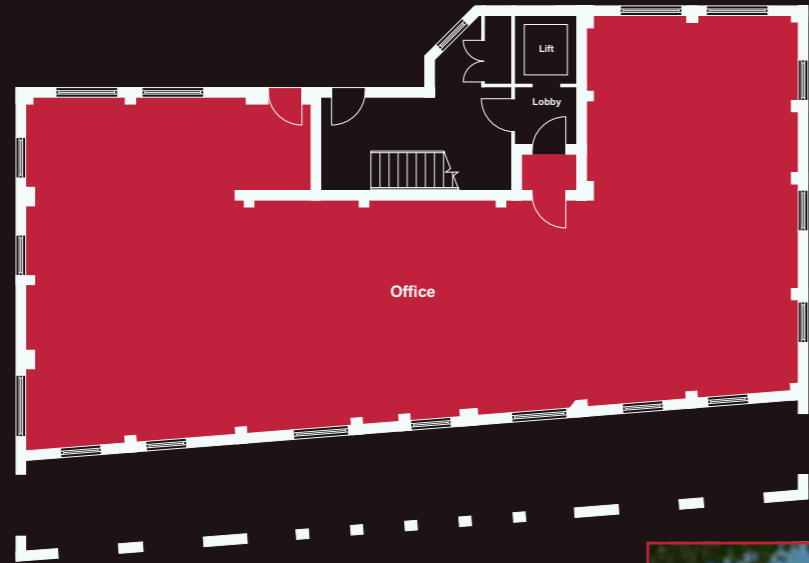
- A choice of distinctive new and refurbished, self-contained suites
  - Internal customisation to suit the occupier
- Small to medium sized opportunities for local businesses
  - Quality landscaped courtyard
  - Off street parking



Computer generated image shows buildings P and Q East.

# UNIT N

Description	Use/Class	Building Type	Unit Number	Gross Internal ft <sup>2</sup>	Gross Internal m <sup>2</sup>
Building N	Office/Class B1	New Build	Ground Floor	1899	176.4

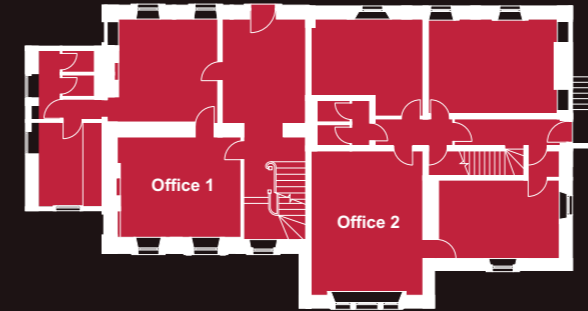


UNIT N – GROUND FLOOR

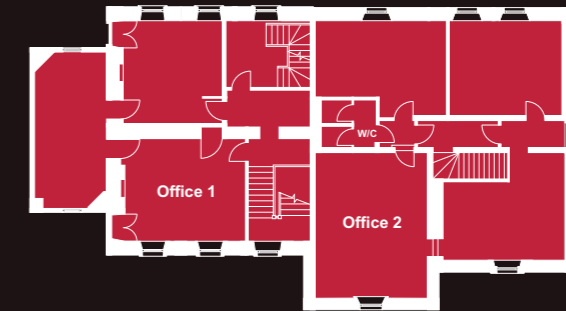


# UNIT P

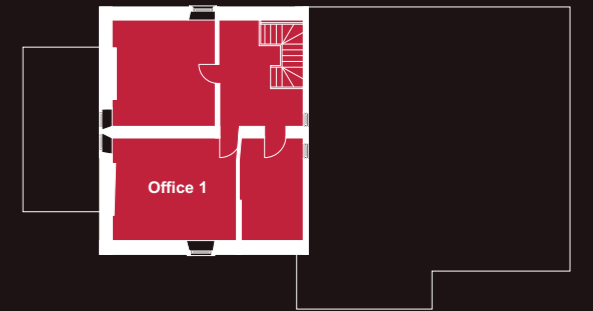
Description	Use/Class	Building Type	Unit Number	Gross Internal ft <sup>2</sup>	Gross Internal m <sup>2</sup>
Building P	Office/Class B1	Conversion	Bsmt, Gnd, Fst, Snd Office 1	3678	341.8
Building P	Office/Class B1	Conversion	Bsmt, Gnd, Fst Office 2	3237	300.7



UNIT P – OFFICE 1 & 2  
GROUND FLOOR



UNIT P – OFFICE 1 & 2  
FIRST FLOOR



UNIT P – OFFICE 1  
SECOND FLOOR



UNIT P – OFFICE 1 & 2  
BASEMENT



# UNIT T

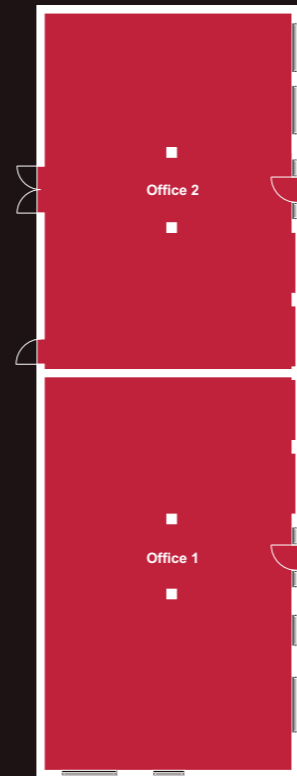
Description	Use/Class	Building Type	Unit Number	Gross Internal ft <sup>2</sup>	Gross Internal m <sup>2</sup>
Building T	Office/Class B1	Conversion	First Floor	2320	215.5



UNIT T – FIRST FLOOR

# UNIT Q EAST

Description	Use/Class	Building Type	Unit Number	Gross Internal ft <sup>2</sup>	Gross Internal m <sup>2</sup>
Q-East	Office/Class B1	New Build	Ground Floor Unit 1	1264	117.4
Q-East	Office/Class B1	New Build	Ground Floor Unit 2	1395	129.6

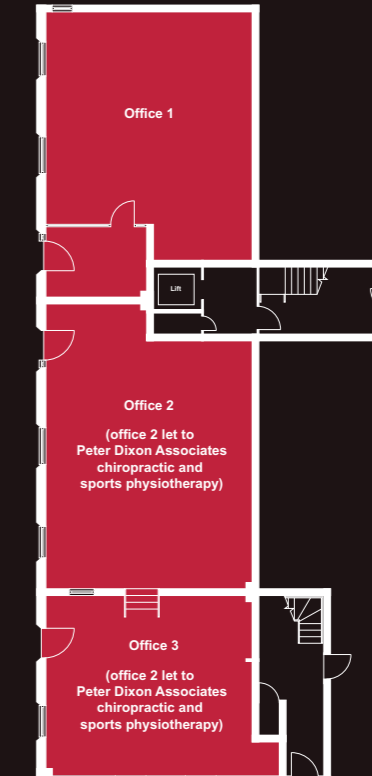


UNIT Q EAST – GROUND FLOOR



# UNIT M

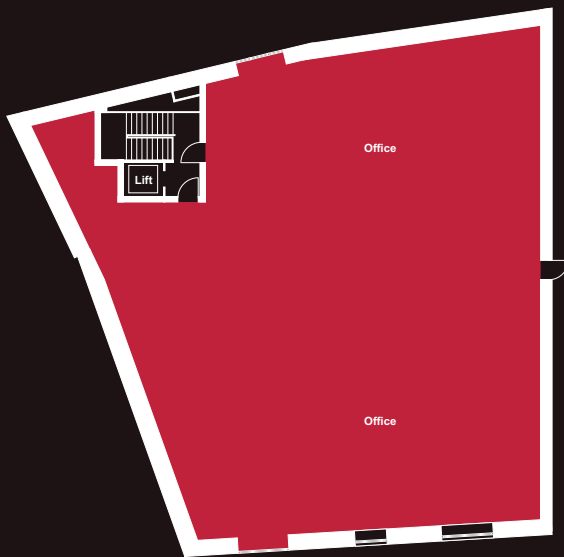
Description	Use/Class	Building Type	Unit Number	Gross Internal ft <sup>2</sup>	Gross Internal m <sup>2</sup>
Building M	Office/Class B1	New Build	Ground Floor Unit 1	881	81.8
Building M	Office/Class B1	New Build	Ground Floor Unit 2	886	82.3
Building M	Office/Class B1	New Build	Ground Floor Unit 3	611	56.8



UNIT M – GROUND FLOOR

# UNIT V

Description	Use/Class	Building Type	Unit Number	Gross Internal ft <sup>2</sup>	Gross Internal m <sup>2</sup>
Building V	Office/Class B1	Conversion	Whole Unit FF	5089	473
Building V	Office/Class B1	Conversion	First Floor Unit 1	2095	194.7
Building V	Office/Class B1	Conversion	First Floor Unit 2	2002	186.1



UNIT V – FIRST FLOOR



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