



DESCRIPTION

LOCATION

CONNECTIVITY

AMENITIES

SITE PLAN

FLOOR PLANS

ACCOMMODATION

CONTACT



ROSEBERRY
PLACE
BATH

TO LET/FOR SALE

12,389 – 50,322 SQ FT
(1,151 – 4,765 SQM)

Prominent new landmark office building
in Bath's Enterprise Zone

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ROSEBERRY
PLACE BATH

DESCRIPTION

Roseberry Place is a major mixed use urban regeneration scheme enjoying a prominent location within Bath alongside the junction of Lower Bristol Road and Windsor Bridge Road.

This well connected scheme will comprise a new self-contained high quality office building together with residential apartments and convenience retail amenities.

The office building which benefits from planning consent is available as a whole or on a floor by floor basis and the overall development is being undertaken by a team with a proven track record of urban regeneration in Bath and across the region.

Construction of the first phase residential apartments commences at the start of 2017 and construction of the office building can commence thereafter.

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LOCATION

Roseberry Place enjoys a highly prominent and accessible location at the junction of Lower Bristol Road and Windsor Bridge Road on the western side of Bath city centre.

The site which enjoys frontage to the River Avon offers excellent accessibility via a wide range of transport links into Bath city centre and the wider urban area. In addition a range of onsite and nearby retail, café and restaurant facilities combine to provide excellent amenities for site occupiers.

- 1 Tesco Express
- 2 Sainsburys
- 3 Homebase
- 4 Petrol filling station
- 5 Holiday Inn Express
- 6 Sandwich shop/Bath Sushi/Burgers & Barrels Pub/Bike shop
- 7 Kia car dealership
- 8 Belvoir Castle Pub
- 9 Ford car dealership
- 10 Mini car dealership
- 11 Wellsway BMW car dealership
- 12 Lidl
- 13 The Golden Fleece Pub

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CONNECTIVITY

Roseberry Place offers the following first rate communication links with easy access to a wide variety of transport modes;

Bus – extensive bus routes serve the site with buses running along Lower Bristol Road linking to the city centre and Bath Spa Station at regular intervals.

Rail – Oldfield Park Railway Station is within a 5 minute walk of the site providing a regular service to the city centre and Bristol. In addition, Bath Spa railway station is approximately 1 mile from the site with direct train services to all major South West centres including Bristol together with London Paddington which has a current journey time of approximately 1 hour 30 minutes.

Car – the site fronts the Lower Bristol Road offering easy links onto the A4 and Bristol to the West or Chippenham to the East together with the A36 leading out to Wiltshire and the South coast.

The national motorway network is accessible via junction 18 of the M4 which is approximately 12 miles to the North whilst the Avon ring road provides direct links to the M32, M4 and M5.

Diverse road access – the local road network including Lower Bristol Road, Windsor Bridge Road and Upper Bristol Road ensure diverse and varied access routes to the development.

Cycling – the site is closely linked to the Bath cycle way and the Two Tunnels scheme. The River Avon tow path provides a direct link to the city centre and the existing cycle paths in the area link into a more comprehensive network which extends throughout Bath and into Bristol.

Walking – the site is within level walking distance of the city centre and a wide range of local occupier amenities.

Air – Bristol International Airport is approximately 20 miles from Bath and offers a wide range of national and international destinations available to business travellers.

USEFUL WEBSITES

Local bus routes

www.firstgroup.com/bristol-bath-and-west

Train times

www.nationalrail.co.uk

BATH CITY RIVERSIDE ENTERPRISE ZONE

The Bath City Riverside Enterprise Zone has been designated as a key area for economic development by the West of England Local Enterprise Partnership and comprises a number of key riverside development sites across an area of approximately 98 hectares.

Collectively these sites provide major regeneration and development opportunities for Bath and the chance to deliver contemporary employment accommodation, new homes and supporting cultural and leisure facilities.

Roseberry Place is one of the key deliverable employment development sites within the Enterprise Zone.

For further information please visit the website **www.investinbath.co.uk**.

Businesses that locate into the Enterprise Zone can potentially access up to 100% Business Rates discount worth up to £275,000 per business over a 5 year period.

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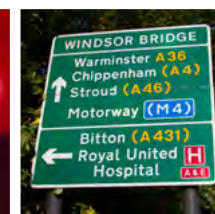
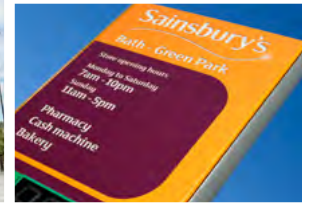
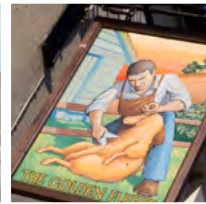
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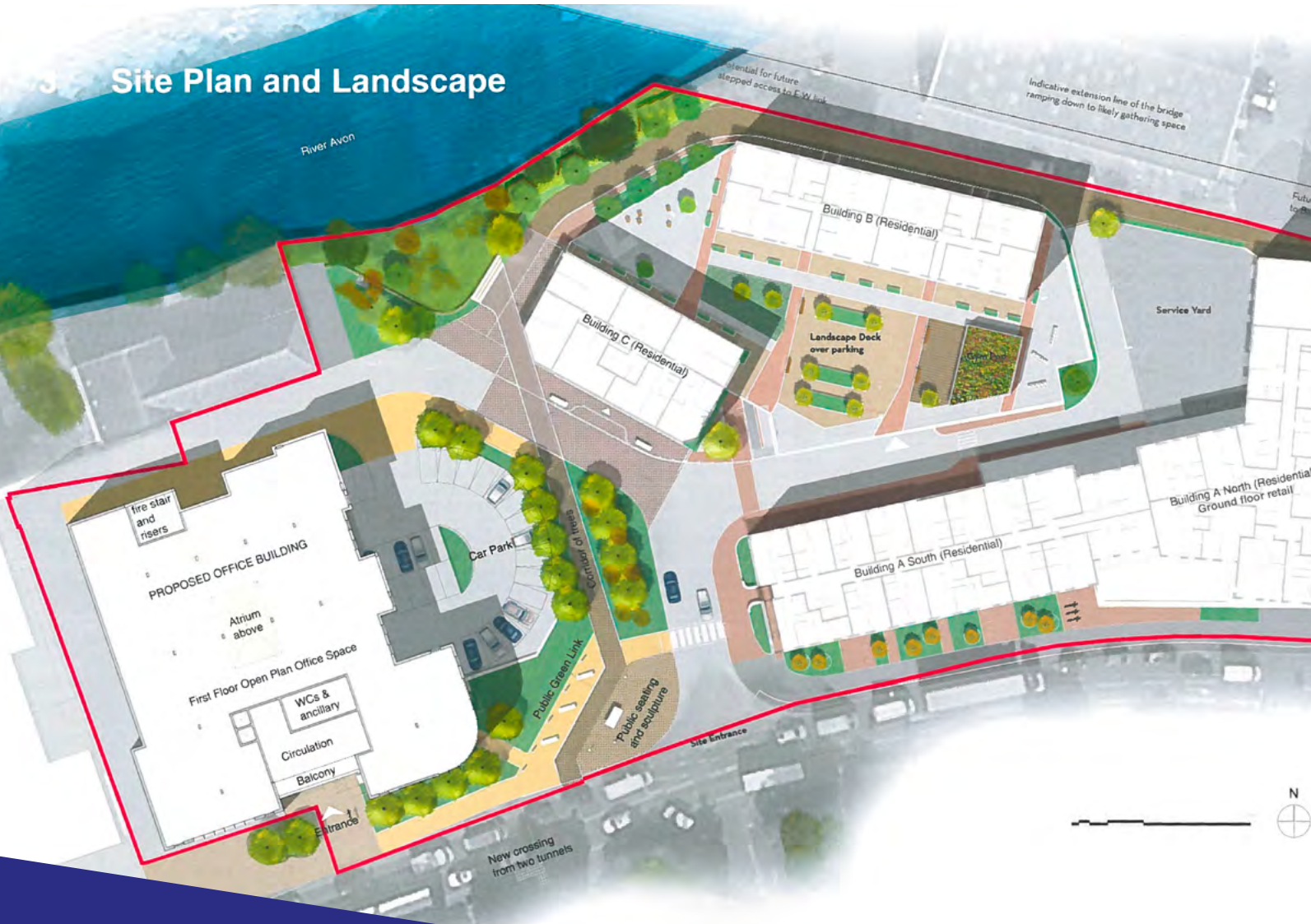
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3 Site Plan and Landscape



SITE PLAN

Roseberry Place comprises a major mixed use development incorporating a high quality self contained office building together with separate buildings providing residential and ground floor retail accommodation.

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OPTION 1

OPTION 2



OPTION 1/ CONSENTED SCHEME

High quality self contained office building arranged over ground and 4 upper floors together with 47 secure ground floor car parking spaces and 40 secure covered cycle spaces.

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OPTION 2



OPTION 2 / POTENTIAL EXTENDED SCHEME

The potential exists to extend the consented scheme to provide a larger building, also self contained and arranged over ground and 4 upper floors together with 46 secure ground floor car parking spaces and 40 secure covered cycles spaces.

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ACCOMMODATION

Roseberry Place will provide the following office accommodation available as a whole or on a floor by floor basis;

OPTION 1/ CONSENTED SCHEME

Floor Level	SQ FT	SQ M
Ground	1,636	152
First	12,389	1,151
Second	12,389	1,151
Third	8,644	803
Fourth	3,251	302
Total	38,309	3,559

OPTION 2 / POTENTIAL EXTENDED SCHEME

Floor Level	SQ FT	SQ M
Ground	1,636	152
First	17,556	1,631
Second	17,158	1,594
Third	13,972	1,298
Total	50,322	4,765

All floor areas represent approximate net internal areas subject to measurement on practical completion.

SPECIFICATION

Roseberry Place will benefit from a high quality specification incorporating the following key elements;

- Targeted BREEAM rating of excellent
- Targeted EPC rating of A
- Large flexible open plan floor plates with a 1.5m planning module
- Ceiling mounted VRF air conditioning
- Fully accessible raised floor throughout with a 150mm clear void
- LED lighting with passive infrared occupancy detection

A combination of the above features will ensure that the building is amongst the most environmentally friendly and sustainable office buildings so far constructed in central Bath.

DELIVERABILITY

Roseberry Place is a highly deliverable development with planning consent for option 1 already in place.

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INVEST IN
BATH

BRISTOL+**BATH**

A development by

deeleyfreed.

ROSEBERRY
PLACE**BATH**

CONTACT

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Important notice - these particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.
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