

17 SOUTHGATE PLACE

BATH, BA1 1AP

75,000 SQ FT OF OFFICE AND LAB-ENABLED SPACE





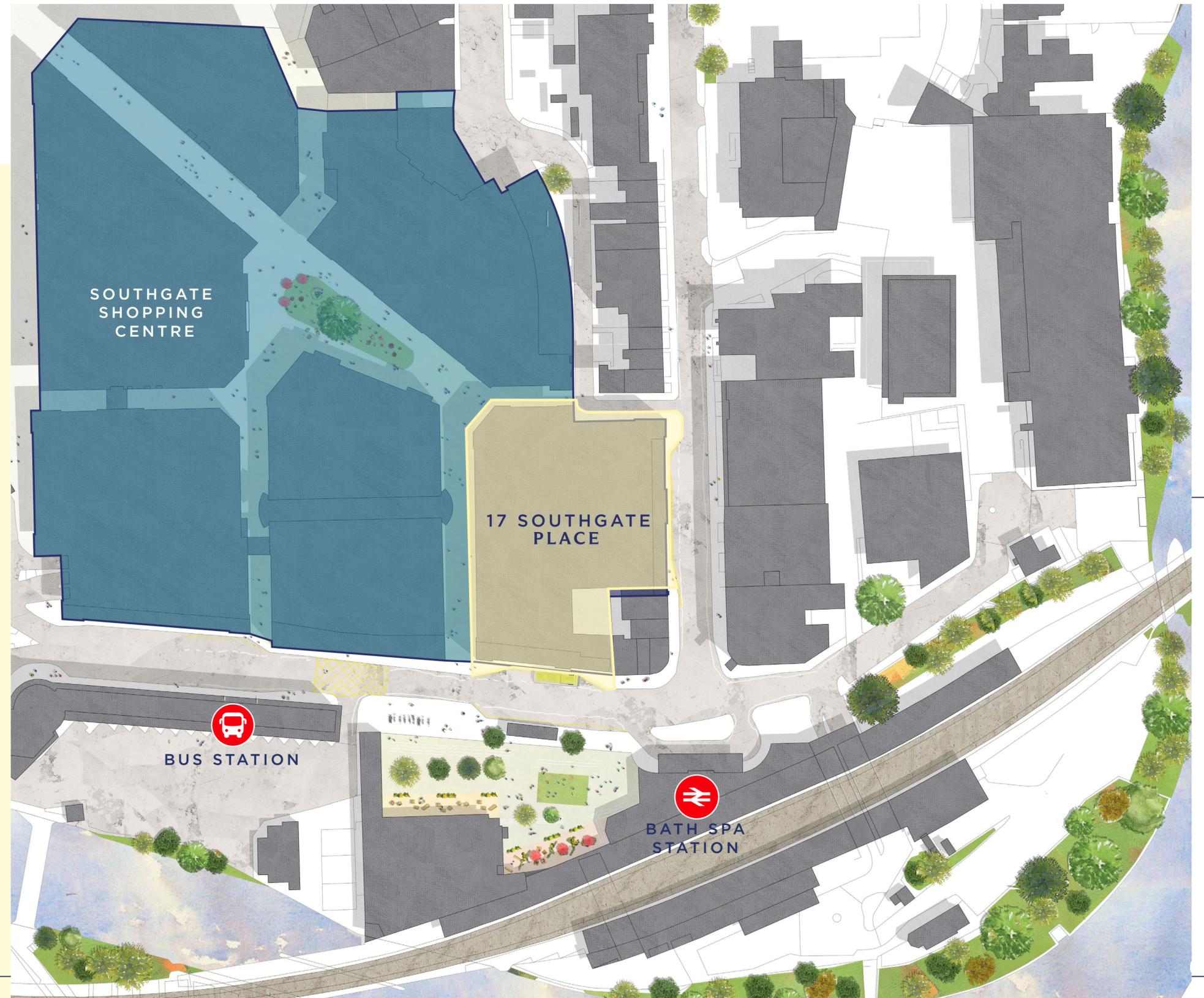
PERFECTLY POSITIONED
IN THE HEART OF BATH'S
VIBRANT CITY CENTRE

A UNIQUE OPPORTUNITY

17 Southgate Place is the re-purposing of the Debenhams store which was originally built in 2009.

The scheme will provide 75,000 sq ft of office and lab-enabled space to the upper floors of the building, levels 1-3, with 21,000 sq ft of retail on the ground floor.

The office space will be delivered as CAT A and lab-enabled space, flexible to suit your requirements. The development will also provide private roof terraces at Level 3 and a shared roof terrace at Level 4, offering incredible views.



Images of existing building



- | | | |
|---|---|---|
| 1. New office entrance with welcoming reception | 4. Rooflight over atrium | 9. Increased daylight through larger window openings |
| 2. Large flexible floorplates with generous floor to ceiling heights and openable windows | 5. PV panels and green roof | 10. Entrance on Manvers Street to basement cyclist facilities |
| 3. Chimneys for life science flue exhaust | 6. New roof terrace | |
| | 7. Continuous glazing to level 3 office and terrace | |
| | 8. New GF landscaped courtyard | |

SCHEME SUMMARY

At a Glance:

- 75,000 sq ft of office and lab-enabled space plus the ground floor offers 21,000 sq ft of flexible retail / office space
- Large flexible floor plates with floor to ceiling heights of up to 3.9m and 500mm clear raised floor
- All electric building
- Re-use of the existing building structure and façade
- Increased daylight through large openable windows and roof-lit atrium
- PV panels & biodiverse landscape to roof space
- Biophillic design to promote health and wellbeing
- Roof terraces with panoramic views and a landscaped courtyard
- New end of trip facilities with showers and lockers accessed directly from Manvers Street

SUSTAINABILITY TARGETS



BREEAM EXCELLENT
with the aspiration to
achieve Outstanding



NABERS 4*
targeting 4.5*
on completion



EPC
to achieve EPC A on
completion



Air Quality
all-electric building zero
fossil fuel combustion



Climate Change Resilience
Integration of urban greening
and climate change adaption
risk assessment. Thermal
comfort for future climate
assessment



Health and Wellbeing
WELL Platinum basebuild
/ enabled access to
roof amenities



**Urban greening
and biodiversity**
>10% net gain, roof and
courtyard greenery



Water Conservation
20 l/p/day
Leak detection, automatic
shut-off, low flow fittings, hot
weather thriving plants



Waste Reduction
Net zero target, 100% waste
diverted from landfill, circular
economy approach



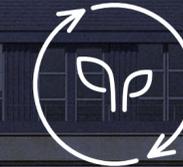
Net Zero Embodied Carbon
Whole life carbon assessment



Net Zero Carbon
in operation by
2030, designed for
performance approach



Whole life Carbon



Circular Economy
Retained structure



WELL 'Platinum'
enabled target

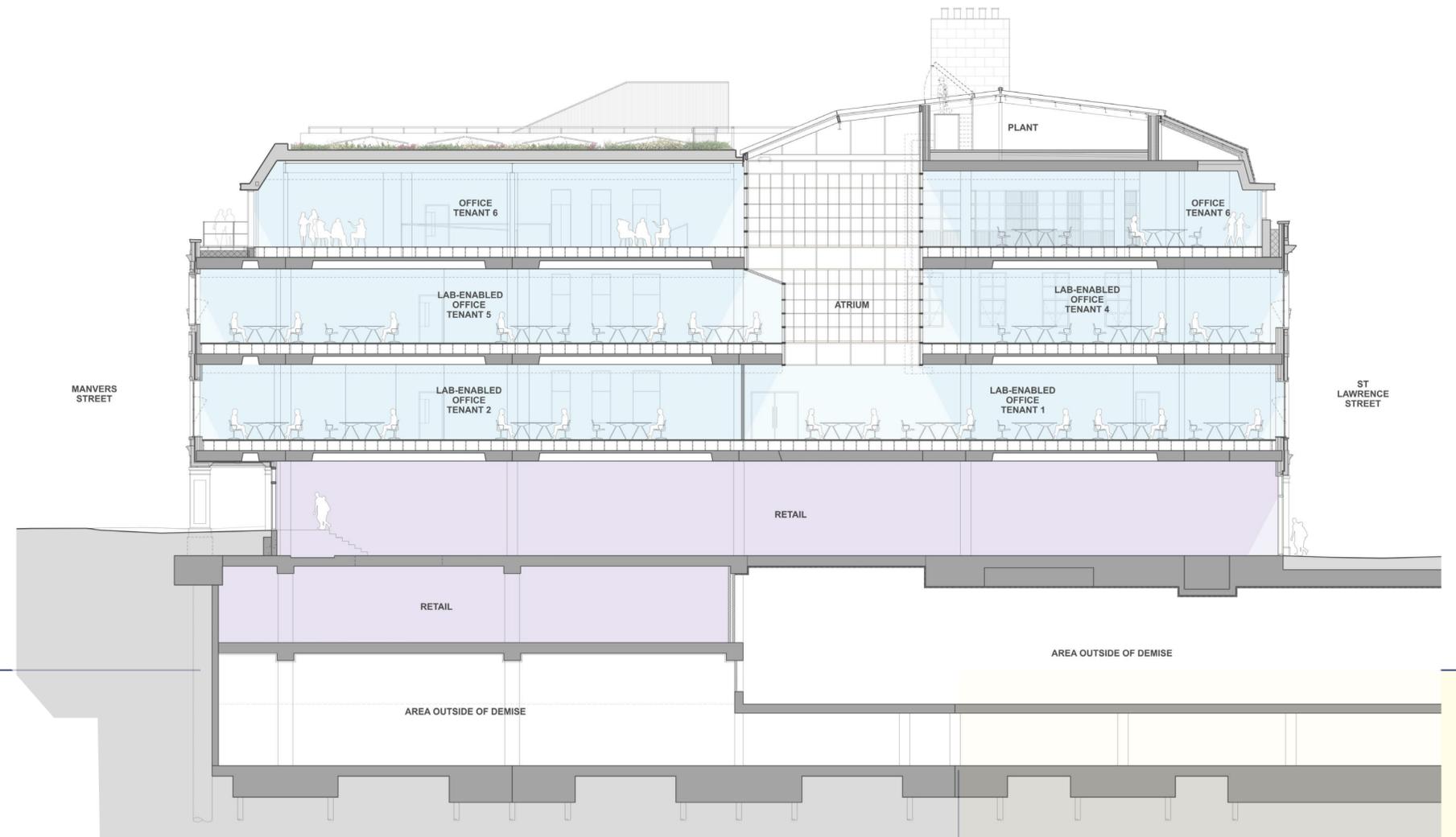


FLOOR AREA

SCHEDULE OF AREAS

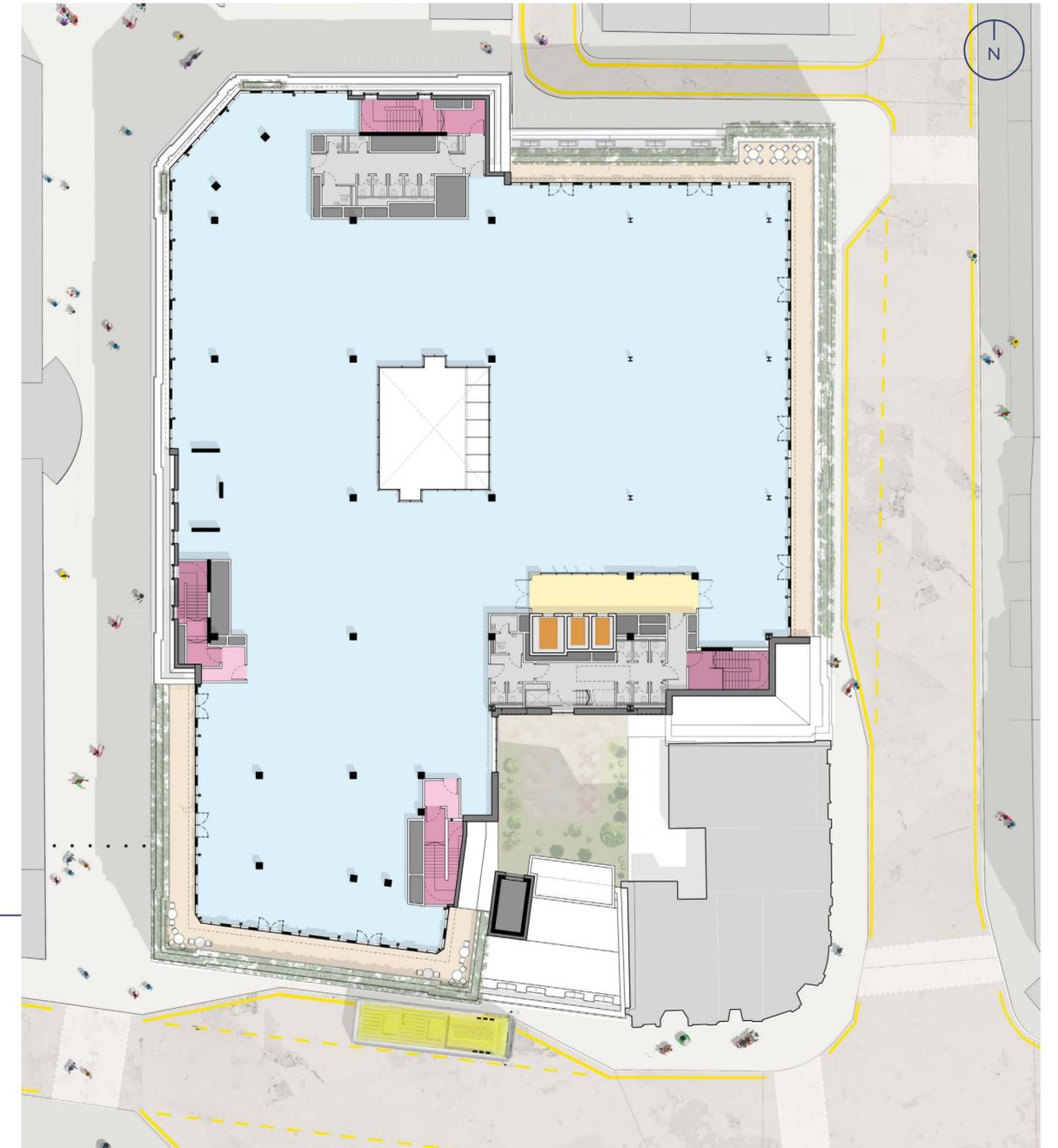
75,000 sq ft of refurbished office space, with generous floor to ceiling heights and a new roof terrace offering views over Bath. The scheme also provides a significant retail offering at ground and basement level.

Level	Use	SQ FT (NIA)	Terrace SQ FT
Roof	Roof Terrace		2,200
3	Office	21,450	2,000
2	Office / Lab Enabled	26,190	
1	Office / Lab Enabled	26,690	
G	Retail	20,880	
Total		95,210	4,200



3.5M TO 3.9M FLOOR-TO-CEILING HEIGHT

TYPICAL FLOOR



Total 21,450 sq ft

Not to scale. Indicative only.

TYPICAL LAB SPACE

Structure

- Floor loadings of 5kN/m²
- Provision for installation of additional risers
- Provision for installation of lab flues and vents

Heating / Cooling

- Open-air roof plant area created within form of existing roof void to house plant, including VRF/heat exchanger units

Lab Gases and Additional Plant

- Provision for on-floor store rooms for lab gases
- Ability for tenant to install dedicated on-floor plant rooms

Drainage

- Dedicated drainage for wet labs
- Provision of on-floor hazardous waste store
- Ability for tenant to install additional drainage within raised floor void

Power

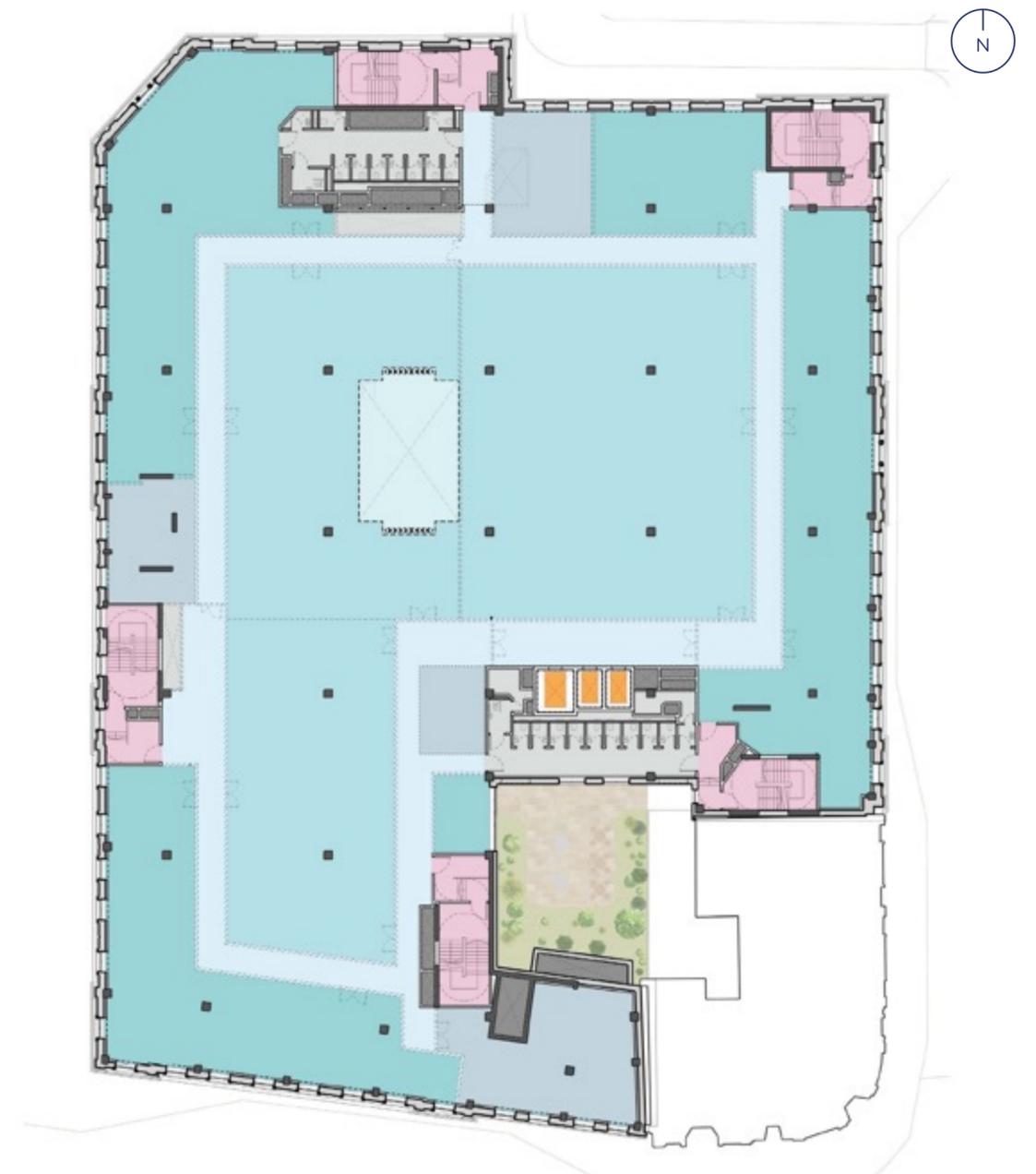
- Basement space available for tenant generator

Roof Design

- Increased roof perforation for additional heat exchangers
- Two new 3m high stone-clad chimneys for flues
- Termination cowls of ventilation ductwork at plant room locations

Hazardous Waste Disposal

- On-floor hazard store



Total 26,690 sq ft

Not to scale. Indicative only.



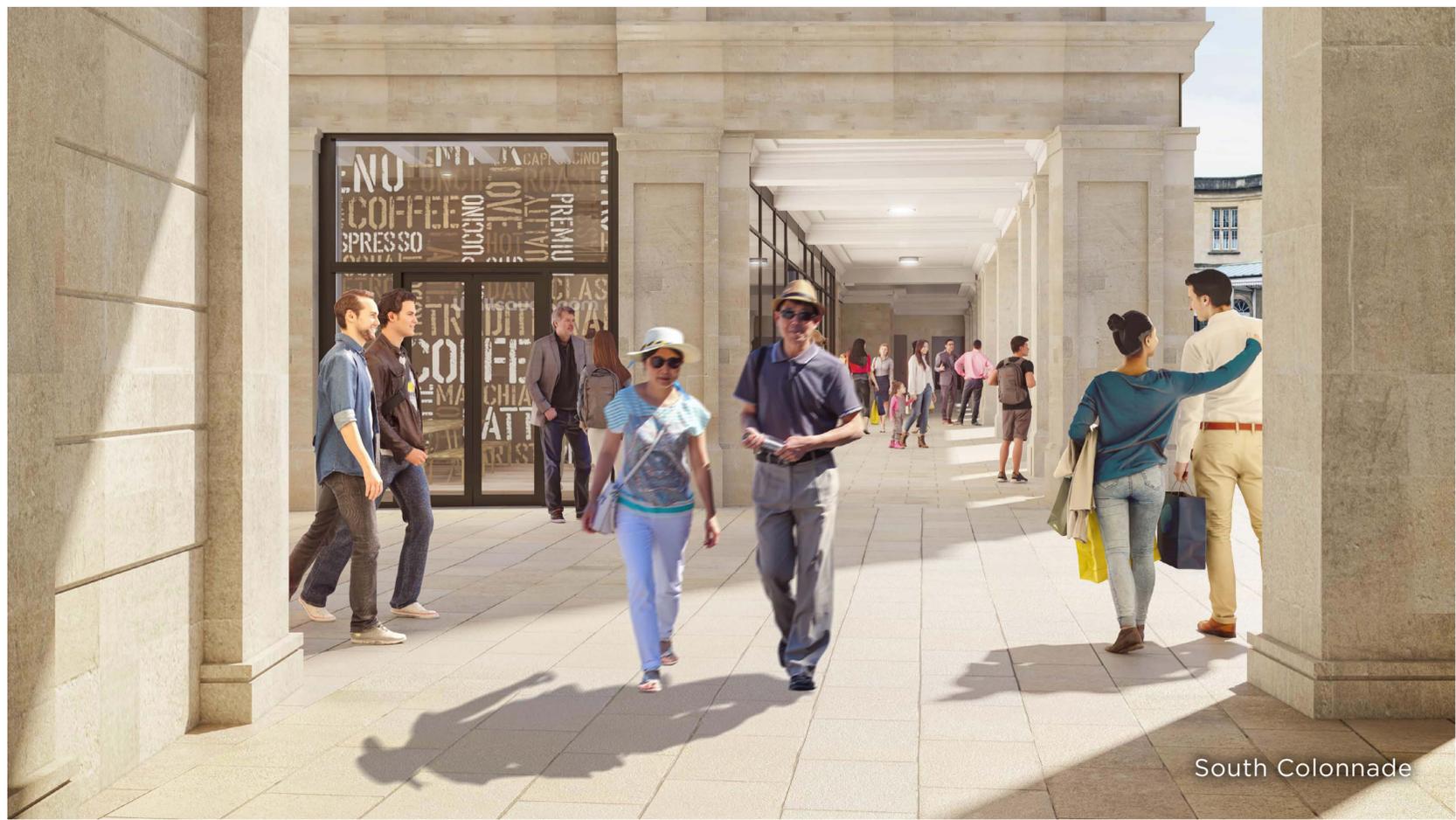
Entrance and Office Reception along Dorchester Street



Rooftop Terrace



Cycle Storage



South Colonnade

BATH CITY CENTRE

River Avon

Royal Victoria Park

The Royal Crescent

Bath Rugby Club

Bus Station

Bath Spa

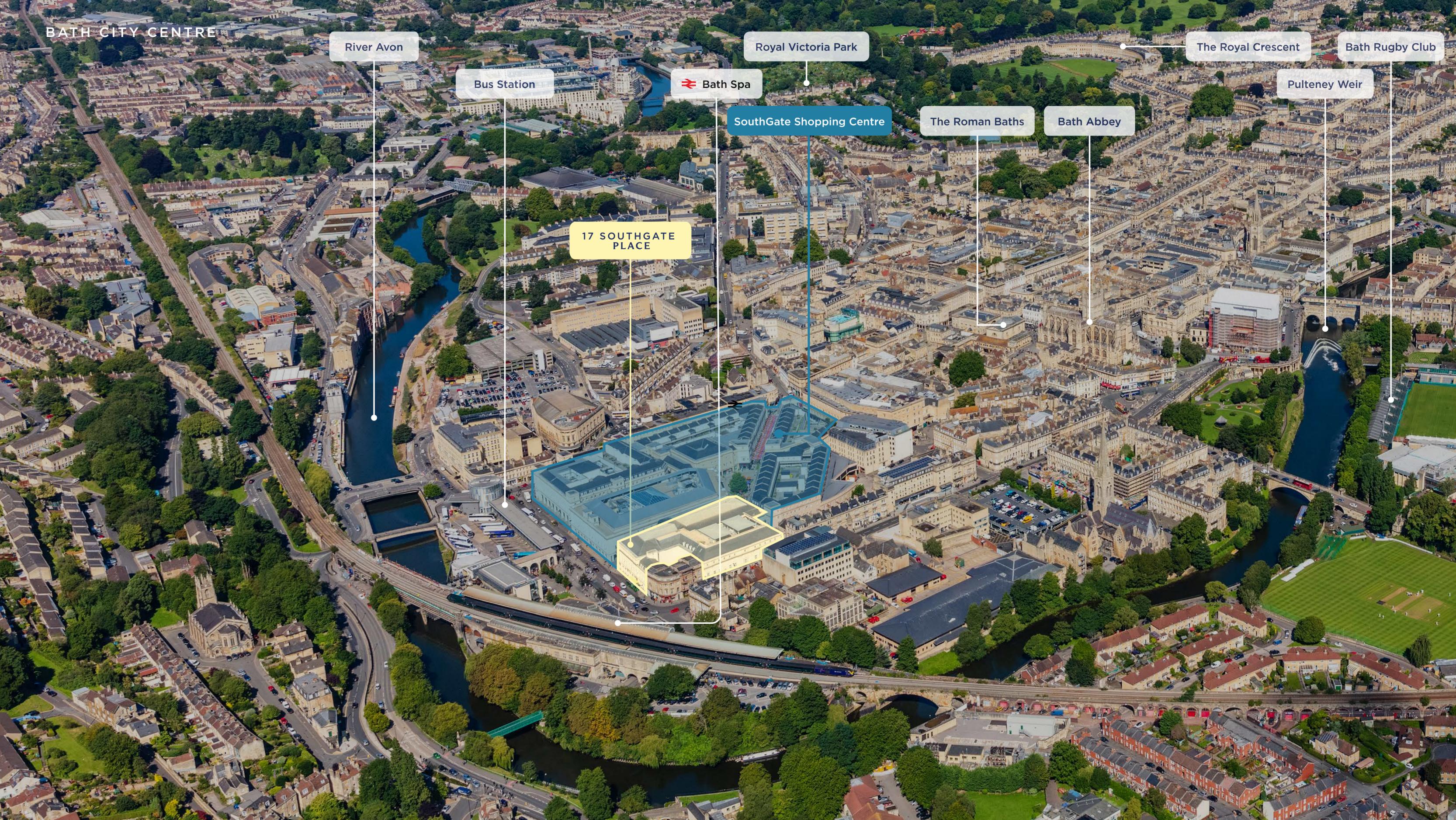
Pulteney Weir

SouthGate Shopping Centre

The Roman Baths

Bath Abbey

17 SOUTHGATE PLACE



IN GOOD COMPANY

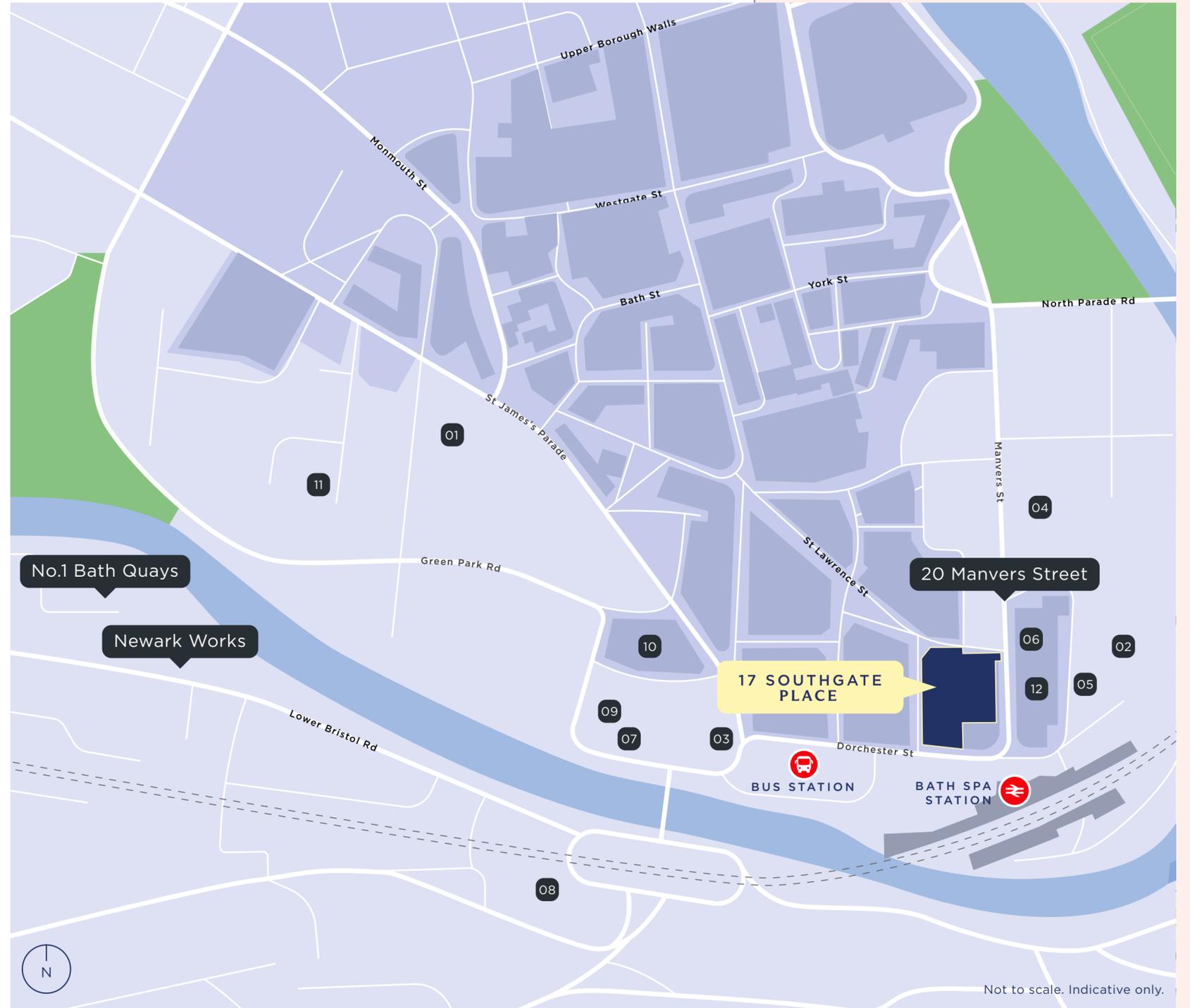


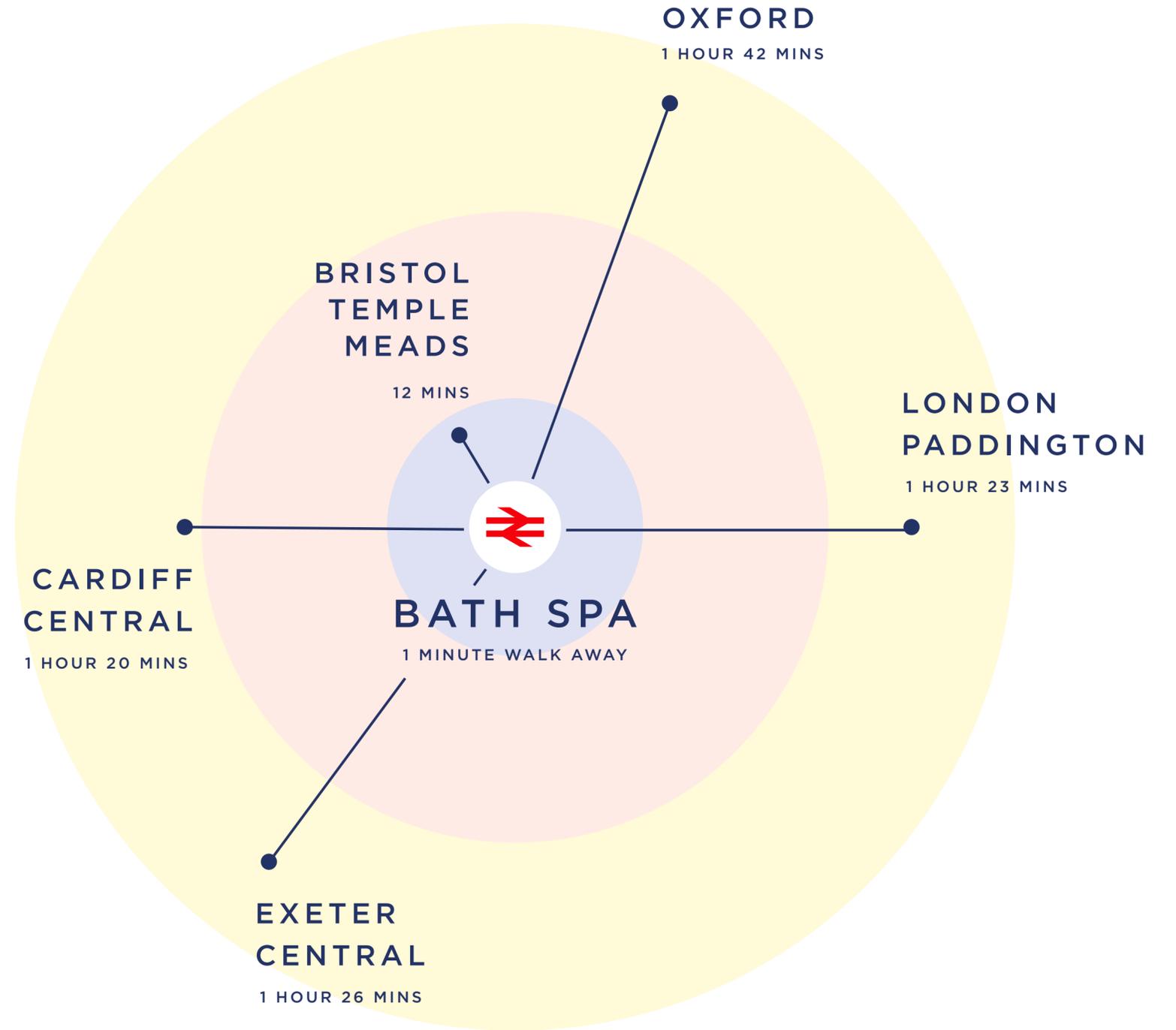
20 Manvers Street



Newark Works

- | | | |
|--|--------------------------|-----------------------|
| 1. Bath College | 5. SmartBear Software | 9. Actual Experience |
| 2. Royal Mail | 6. Love Honey | 10. Future Publishing |
| 3. MW Solicitors | 7. Flinke | 11. Grant Associates |
| 4. Virgil Building
(University of Bath) | 8. Designability Charity | 12. Rocketmakers |





CONNECTIVITY

17 Southgate Place

Located directly across the road from Bath Spa Station with excellent connections offered by both the train station and the bus station next door. It serves as a major transportation hub for the city and surrounding areas, with frequent train service to London, Bristol and wider Southwest. The station features modern facilities and amenities, including shops, cafes, restaurants, gyms, and a car park.



ON YOUR DOORSTEP

17 Southgate Place is centrally located in SouthGate, benefiting from a vibrant mix of food and beverage, leisure and retail offerings right on your doorstep.

Year-round seasonal events complement the retail line-up which includes Boots, Zara, Sainsbury's, Morrisons and Oliver Bonas. There is a wide selection of food, beverage and leisure serving both the local community and those from further afield. Popular names such as Pret, Ludo Sports Bar, Cosy Club, Brewdog and Pizza Express, plus The Gym Group and Tivoli Cinema, all form the SouthGate shopping amenity.

The building is easily accessed by public transport with Bath Spa railway and bus station across the road, just 1 minutes' walk away. In addition, the underground car park is open 24 hours and provides 876 spaces.

- 1. SouthGate Courtyard
- 2. Umbrella Street
- 3. St Lawrence Street
- 4. Cosy Club
- 5. Brunel Square
- 6. Bath Abbey
- 7. SouthGate Courtyard
- 8. St Lawrence Street

SPECIFICATION



**FLOOR TO
CEILING HEIGHT
UP TO 3.9M**



**OUTDOOR
TERRACE AND
COURTYARD**



**RETAIL OFFER
ON GROUND
FLOOR**



**RAISED
ACCESS
FLOOR**



**FILLED WITH LIGHT
LED LIGHTING
THROUGHOUT**



**PERFECTLY LOCATED IN
BATH CITY CENTRE (1 MINUTE
FROM THE STATION)**



**150 BIKE LOCKERS
108 LOCKERS
11 SHOWERS**

GET IN TOUCH

17 Southgate Place
Manvers Street Elevation



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