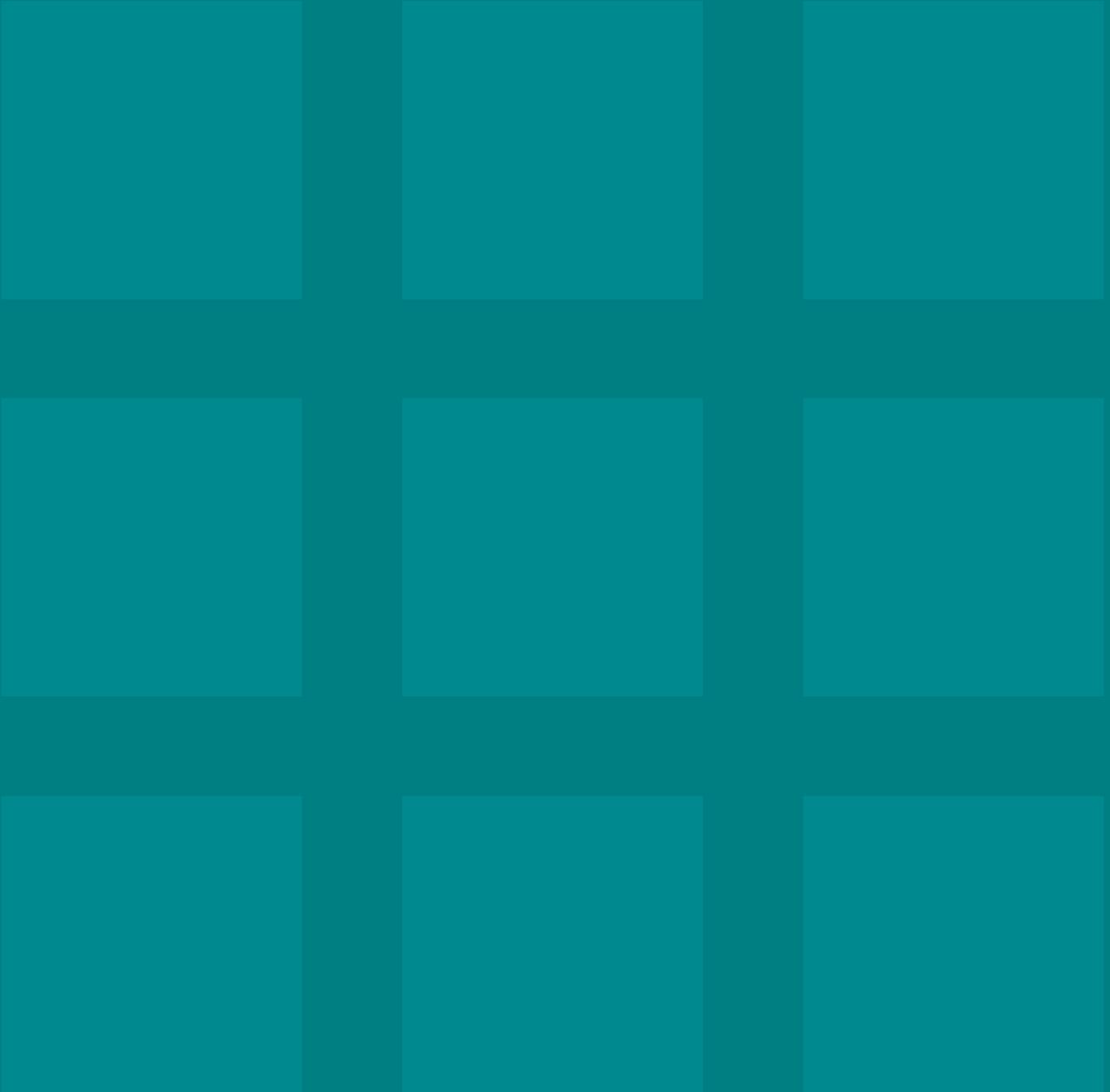


Royal Mead

RAILWAY PLACE | BATH



PRESTIGIOUS OFFICES IN BATH CITY CENTRE

A NEW ERA FOR ROYAL MEAD



ROYAL
MEAD

1 Minute walk
from Bath Spa
Train Station





UNRIVALED ESG CREDENTIALS REDEFINING SUSTAINABILITY FOR BATH OFFICES

Royal Mead provides outstanding contemporary office accommodation in the heart of Bath. ESG and Wellness have been integrated to ensure a truly unique user experience.

The full height reception provides an enviable first impression leading through to four floors of flexible, open plan office space arranged around a central core.

The quality is undiminished throughout the building with outstanding natural light, a high specification, new end-of-journey facilities and attractive finishes to all areas. The top floor has four roof terraces which provide exceptional views over Bath and the surrounds.



BREEAM[®]

**BREEAM
EXCELLENT**



**WIREScore
SILVER**



**ACTIVE SCORE
GOLD**



FITWEL ★★



**AIRSCORE
GOLD**



EPC B



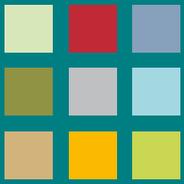


FLEXIBLE, EFFICIENT FLOOR
PLATES **WITH NATURAL
LIGHT FROM ALL SIDES**

.....







HIGH END SPECIFICATION...



**NEW ALL ELECTRIC
VRF AIR CONDITIONING**



**4 ROOF
TERRACES**



**NEW LED LIGHTING
WITH PIR SENSORS**



**FULLY ACCESSIBLE
RAISED FLOORS**



**2 NEW 10 PERSON
PASSENGER LIFTS**



**CONTEMPORARY
FULL-HEIGHT GLAZED
RECEPTION**



**SHOWER AND LOCKER
FACILITIES WITH
DRYING CABINETS**



**34 CAR PARKING
SPACES INCLUDING 10
EV CHARGING POINTS**



**34 SECURE
CYCLE SPACES**

AND EASILY ACCESSIBLE TOO WITHIN 1 MINUTE'S WALK OF BATH SPA TRAIN STATION...

**JUST A 3 MINUTE
WALK FROM THE
BUS STATION**



**AN UNRIVALLED CAR
PARKING RATIO OF
1:771 SQ FT**

Arguably one of the best car parking ratios for an office building in Bath



GET ON **YER BIKE** AND UTILISE OUR SECURE CYCLE STORE

- 34 secure cycle spaces
- Visitor cycle parking bays
- 6 electric scooter charging points
- 8 electric bike charging points
- Repair station
- 6 Brompton cycle lockers
- CyclingScore Platinum

67
mins

Cardiff

11
mins

Bristol

9
mins

Keynsham



BATH

26
mins

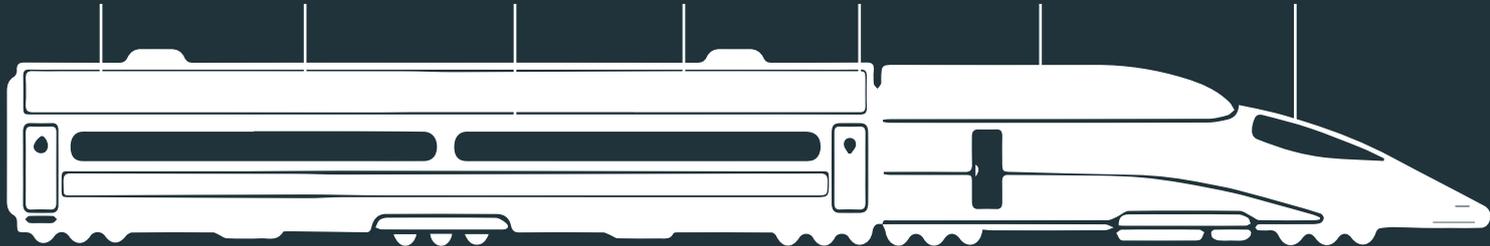
Swindon

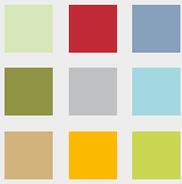
57
mins

Reading

81
mins

London Paddington

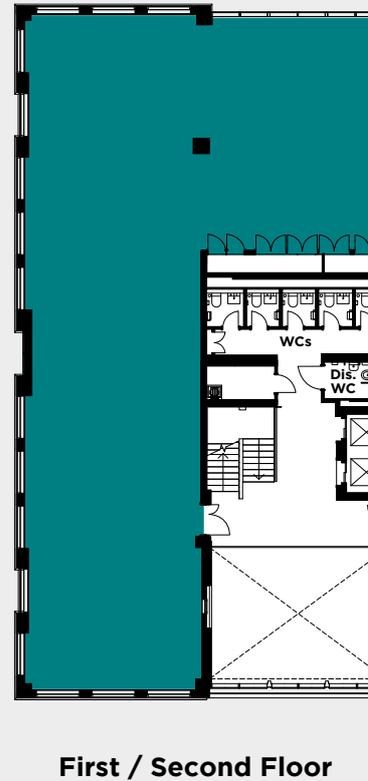
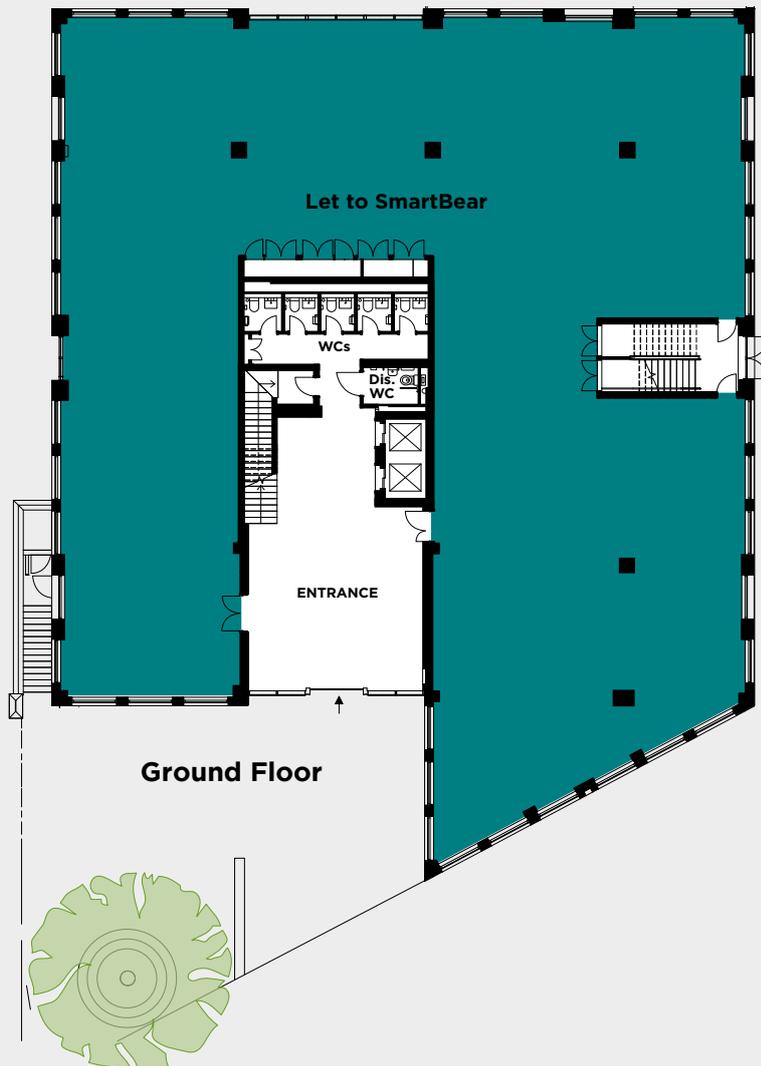


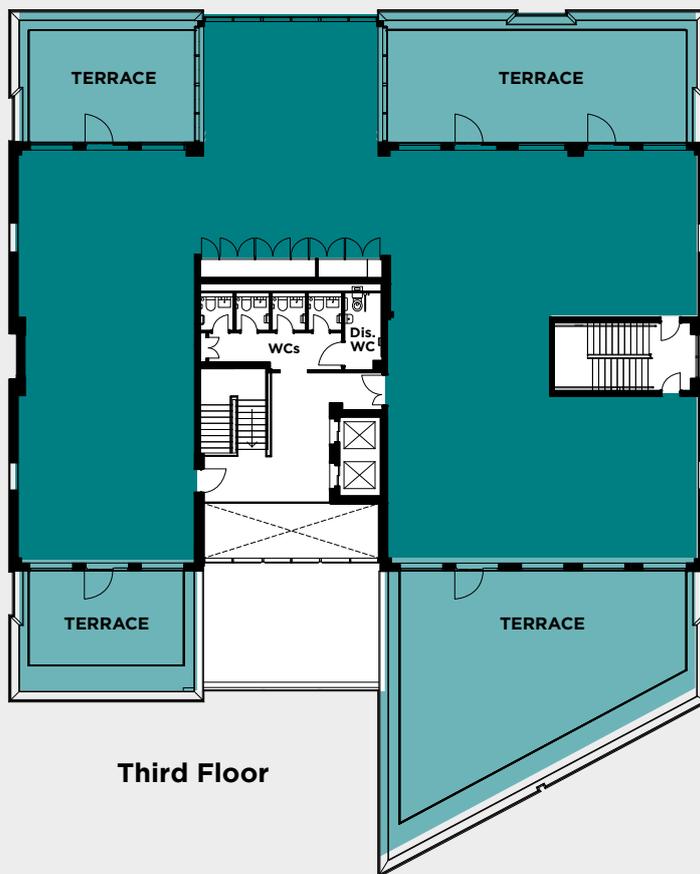
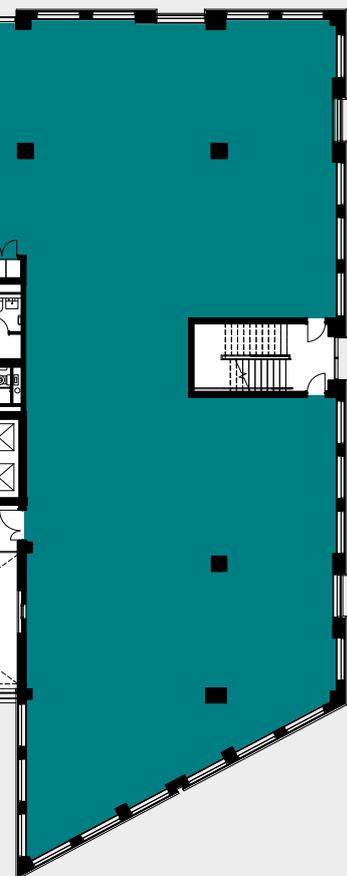


FLOOR PLANS

The floors will provide the following approximate areas:

FLOOR	sq m	sq ft
Third	380.2	4,092
Second	635.1	6,836
First	634.3	6,828
Ground	Let to SmartBear	
Total	1,650	17,756





Third Floor

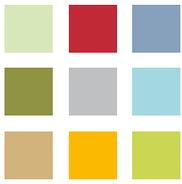
bikestore



- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9





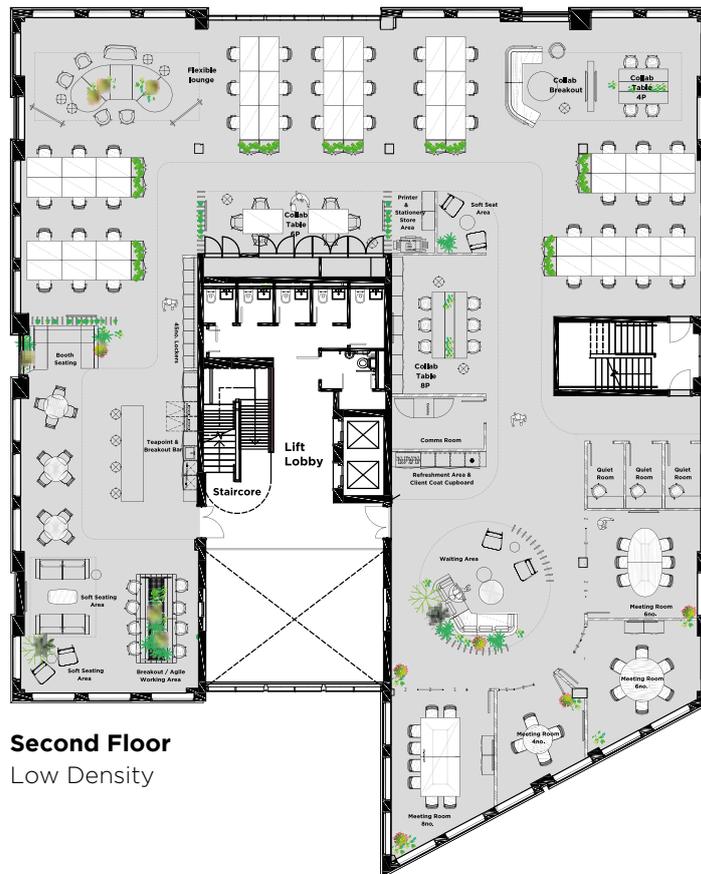


SPACE PLANNING

Second Floor

Low Density

Open plan desks	44	Fully Fitted Kitchen	1
Agile working areas	31	Quiet working	3
4 person meeting room	1	Teapoint / Breakout	1
7 person meeting room	2	Coats & lockers	1
10 person meeting room	1	Comms Room	1
Collaboration area	8		



Second Floor

Low Density



FULLY FITTED OPTION

The accommodation can be offered fully fitted (Cat A+) by the landlord.

The fit out can be tailored to suit an occupiers requirements to provide an occupier with a full turnkey solution, reducing capital expenditure and the lead-in time to occupation.



**FIBRE
ENABLED**



**OPEN PLAN
DESKS**



**BREAKOUT
AREAS**



**FULLY FITTED
KITCHEN**



**HOT
DESKS**



**MEETING
ROOMS**





**ROYAL MEAD – BATH'S ONLY
OFFICE SCHEME THAT HAS
ACHIEVED BOTH BREEAM AND
FITWEL ACCREDITATIONS**



2

1

G



G

1





ROYAL
CRESCENT

THE CIRCUS

A3039

UPPER BRISTOL RD

QUEEN
SQUARE

UPPER BOROUGH WALLS

THE
GUILDHALL

RIVER AVON

MONMOUTH ST

THEATRE
ROYAL

WESTGATE STREET

THE ROMAN
BATHS

BATH
ABBAY

A367

JAMES ST W

THERMAE
SPA

SOUTHGATE
SHOPPING CENTRE

BUS
STATION

A3039

ROYAL
ME

BATH SPA
TRAIN STATION

A36

A367

RIVER



WHY ROYAL MEAD?

Royal Mead is located adjacent to Bath Spa Train Station and benefits from fantastic local amenities within the Southgate Shopping Centre and Restaurant Quarter, located less than a 2 minute walk away.

The central location ensures that occupiers have access to the widest range of amenities from bars, restaurants, cafes, hotels, and public transport.

Bath benefits from fantastic access via road and rail. Access via the A4 and A36 lies within less than half a mile of Royal Mead. Bath Spa train station provides links across the UK and sits on the line that goes directly to London Paddington and Bristol Temple Meads.

- 1
Minute walk from Bath Spa Train Station

- 2
Minutes walk from Southgate Shopping Centre & Bath Vaults

- 3
Minutes walk from Bus Station




BATH... A CITY WITH **A LOT TO SHOUT ABOUT...**



BATH IS THE UK'S MOST PROGRESSIVE CITY WITH BRISTOL #2

Trends measured include: gender pay gap, recycling rates, voter turnout, number of vegan and vegetarian restaurants, number of ultra-low emission vehicles, and number of women in local government

UNESCO WORLD HERITAGE STATUS



BATH'S NIGHTLIFE & CULTURAL

Bath's nightlife and cultural offerings are rich and diverse, with a wide variety of venues for drama, music, dance and performance



GREEN SPACES Explore ROYAL VICTORIA PARK in Bath which includes a putting green, golf course, skateboard park, tennis courts, children's play area and a 9 acre botanical garden

MOST FAMILY FRIENDLY CITY

Source: MoneySuperMarket



ACORN THE UK'S FIRST CARBON OFFSETTING FOREST WHICH IS LOCATED NEAR BATH

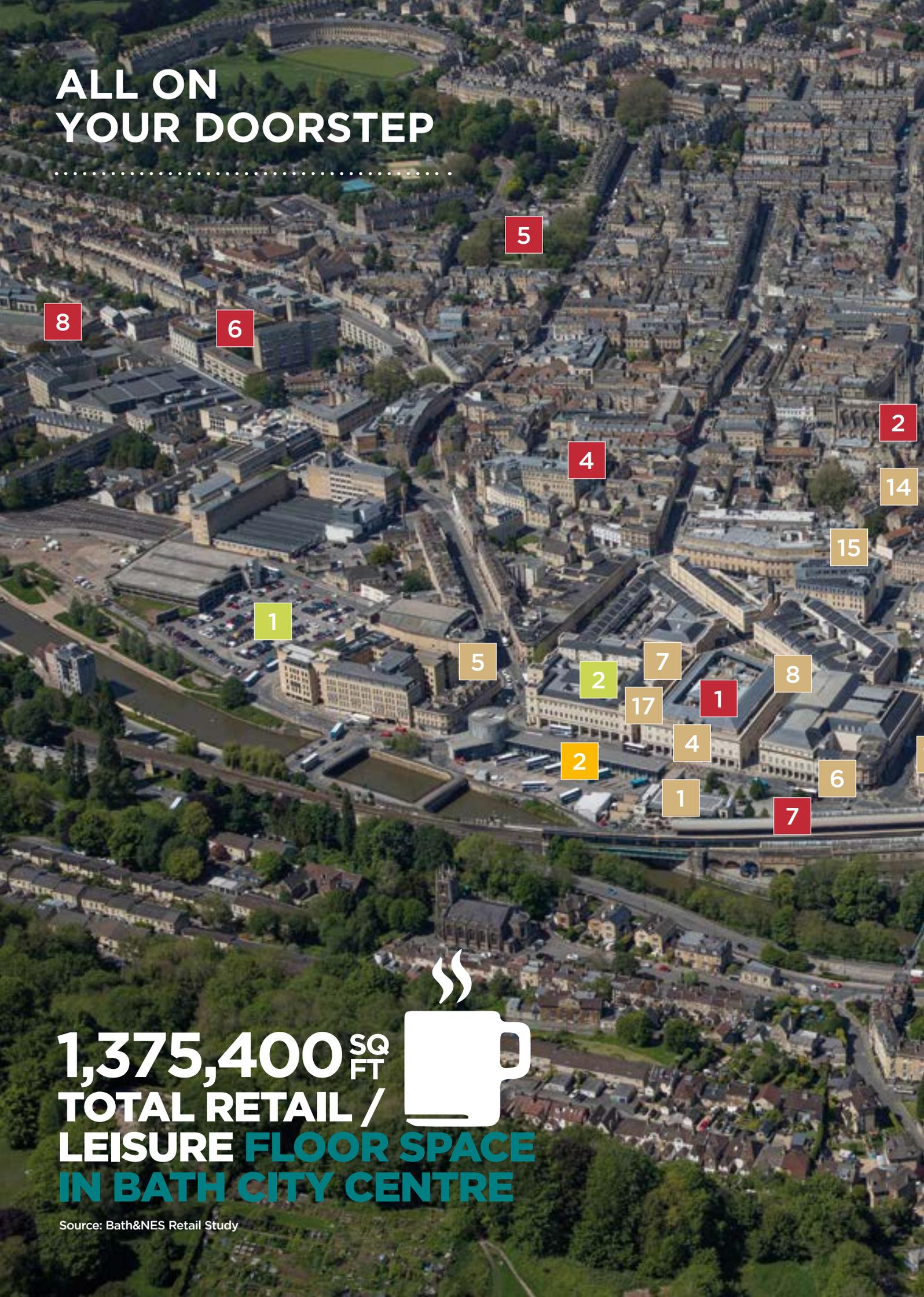


BATH HAS TWO LEADING UNIVERSITIES AND BATH COLLEGE IS ONE OF THE TOP 10% FE COLLEGES in England for employer satisfaction



BATH HALF is one of the UK'S most popular half marathons

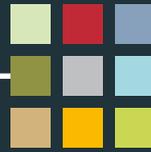
ALL ON YOUR DOORSTEP



1,375,400 ^{SQ} _{FT}
TOTAL RETAIL /
LEISURE FLOOR SPACE
IN BATH CITY CENTRE



Source: Bath&NES Retail Study



Royal Mead

RAILWAY PLACE | BATH

Communications

- 1 Bath Spa Train Station
- 2 Bus Station

Coffee / Bar / Restaurant

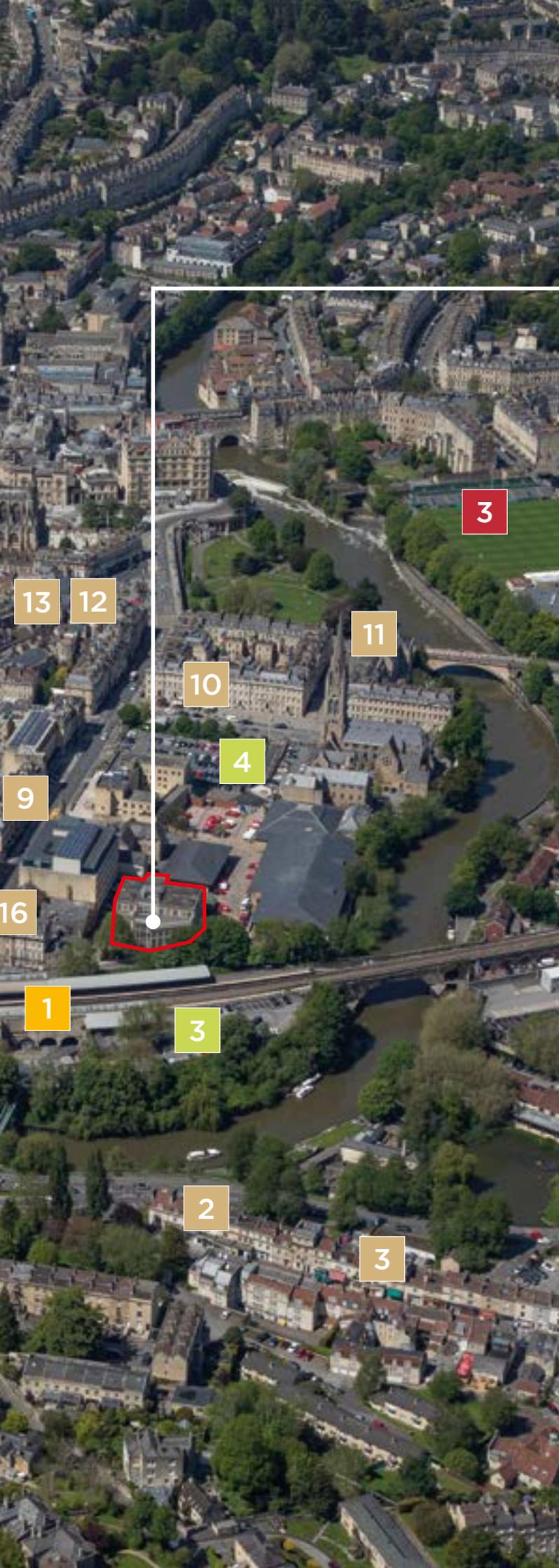
- 1 Graze
- 2 Mus Coffee House
- 3 The Ram
- 4 Mokoko Coffee & Bakery
- 5 Forum Coffee House
- 6 Café au Lait
- 7 Thaikun
- 8 Cosy Club Restaurant
- 9 Earl Bar
- 10 The Elder Restaurant
- 11 Opa Bath
- 12 ArtBar
- 13 The Hideout Bar
- 14 Bath Bun Coffee House
- 15 The Columbia Company Coffee House
- 16 Brasserie Brunel
- 17 Comptoir Libanais Restaurant Bath

Leisure

- 1 Southgate Shopping Centre
- 2 Bath Abbey
- 3 Bath Rugby (REC Ground)
- 4 Thermae Bath Spa
- 5 Queen Square
- 6 Apex City Hotel
- 7 Avon Valley Cyclery
- 8 Green Park Station Markets

Parking

- 1 Avon Street Car Park
- 2 Southgate Shopping Centre Car Park
- 3 Bath Spa Train Station Car Park
- 4 Manvers Street Car Park



royalmead.co.uk

A DEVELOPMENT BY:

CBRE Investment
Management



ALCHEMY
ASSET
MANAGEMENT

MISREPRESENTATION These particulars do not form part of any contract. Neither Lambert Smith Hampton or Knight Frank nor any of its directors, employees or agents is authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. August 2023.

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