



## Camden Mill and Bayer Building

230 Lower Bristol Road, Bath, BA2 3DQ

### Prime Central Bath Quayside Buildings To Let

**3,057 to 32,047 sq ft**

(284 to 2,977.26 sq m)

- Characterful Conversion of Former Mill Buildings
- Can be sub-divided into single buildings or floors
- Short walk from City Centre and Railway Station with on site parking
- Open plan loft style accommodation over 6 floors with City views
- Double height entrance hall and quayside terrace

# Camden Mill and Bayer Building, 230 Lower Bristol Road, Bath, BA2 3DQ

## Summary

Available Size	3,057 to 32,047 sq ft
Rent	Rent on application
Rates Payable	£8.14 per sq ft
Rateable Value	£470,000
Service Charge	N/A
EPC Rating	Upon enquiry

## Description

Camden Mill and the Bayer Building comprise two interlinked former mill buildings located directly on the quayside overlooking Bath City Centre and the Bath Quays development area. The layout of the buildings currently provides for a single interlinked office building served by a main reception in Camden Mill fronting Lower Bristol Road. The reception area leads to a dramatic double height entrance hall that provides access to the ground floor of the adjacent Bayer Building.

Both Camden Mill and the Bayer Building are lift served and offer a range of characterful open plan and cellular accommodation over a total of 6 floors. All floors benefit from great views over the city to the hills beyond and offer WC and kitchenette facilities on all floors. The Character of each building is very different with Camden Mill offering a high quality post industrial style finish with the Bayer Building offering fully open plan, loft style accommodation with great natural light.

The current layout of the building includes a mezzanine cafe area with direct access to a riverside terrace suspending over the River Avon.

## Location

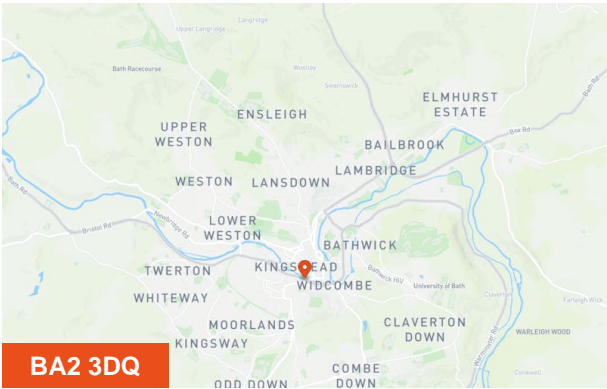
Camden Mill occupies a prominent position overlooking the River Avon in Central Bath. The location is uniquely placed to offer quick pedestrian access to the City Centre and mainline Railway Station via the Bath Quays Bridge whilst also benefiting from the amenities available at Newark Works next door.

Direct access to the building is available from the Lower Bristol Road with parking on site for up to 12 cars plus motorcycles and secure storage for bikes in a dedicated cycle store. Bath is extremely well connected with direct rail services to Bristol Temple Meads in 15 minutes and Central London in 1.5 hours.

## Specification

The building will be available from March 2026.

Current specification includes central heating, low glare and LED lighting, two lifts serving all floors and a range of meeting rooms and large open plan office floors. WC and shower facilities are provided in the core areas of both the buildings forming Camden Mill and the Bayer Building.



## Viewing & Further Information

**Chris Grazier**  
0117 923 9234 | 07788 105 578  
chris.grazier@htc.uk.com

**Natalie Bennett**  
0117 946 4534 | 07799 773808  
natalie.bennett@htc.uk.com

**Freddie Myatt**  
0117 923 9234 | 07385 045218  
Freddie.Myatt@htc.uk.com