



Nightingale Partners

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**Grosvenor House,
The Square, Lower Bristol Road,
Bath,
BA2 3BH**

November 2020

Weslyan Assurance Society has purchased the freehold of Grosvenor House, The Square, Lower Bristol Road, Bath, BA2 3BH from Wessex Water Services Limited.

The property is situated in the centre of Bath, within a 10 minute walk of Bath Spa railway station, and comprises a well specified modern office building, extending to approximately 18,763 sq ft (1,743 sq m), together with 45 car spaces, providing an excellent ratio of 1:417 sq ft. The property is let in its entirety to Amdocs Systems Group Limited until September 2025 at a rent of £445,000 per annum, equating to £23.72 per sq ft.

The purchase price of £6,750,000 reflected a net initial yield of 6.18% and a capital value of £360 per sq ft.

Wesleyan Assurance Society was represented by Nightingale Partners, and Wessex Water Services Limited was represented by Carter Jonas.

For further information contact:

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