

23 Gay Street

Bath BA1 2PD

The UNESCO World Heritage City of Bath is situated between the technology hubs of London and Bristol. Mainline services connect Bath Spa station to London Paddington in 90 minutes. Close to the M4 motorway, the City is also within easy reach of Bristol and Heathrow airports. With iconic sites, green spaces and the introduction of Bath's Clean Air Zone, there are many benefits to working and living in such a vibrant city.

Gay Street is in the heart of the Georgian grandeur of Bath, a beautiful amenity for you and your staff, clients and visitors. Surrounded by a mix of shops, restaurants, bars and galleries, 23 Gay Street offers an inspiring and unique location for your business.

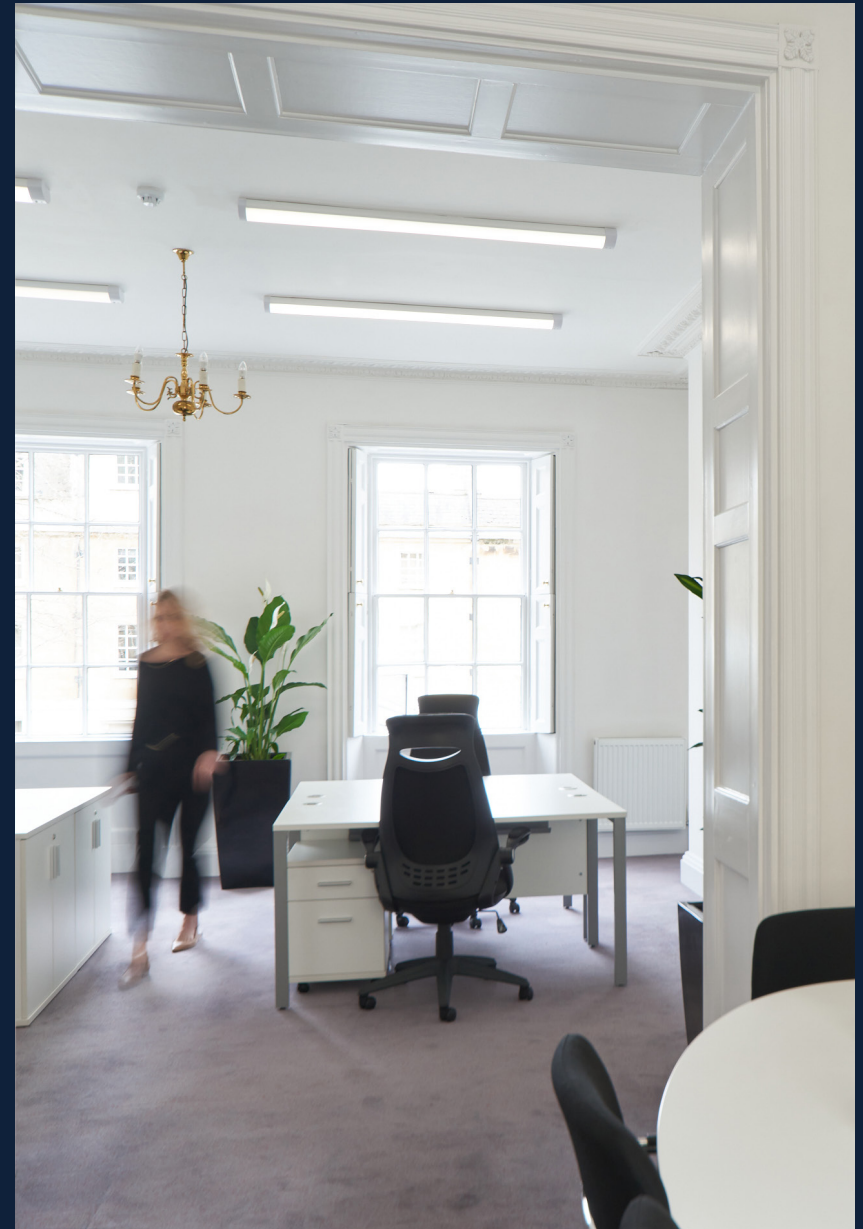
Set in a Grade I listed building and designed with your productivity and wellness in mind, 23 Gay Street provides agile office space open 24/7, the latest standards in energy efficiency and fibre connectivity within the Georgian splendour of this prestigious central Bath location.

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HPH
PLUS

Our focus on your needs.

HPH has a portfolio of commercial property in Bath and throughout the South West. We own and manage all of our buildings and you can rely on our dedicated team to take care of your needs.



What's included?

HPH PLUS provides you with flexible work environments to develop and grow your business in great locations.



All Inclusive

Rent, building insurance, business rates, utilities, maintenance, furniture, tea and coffee are all included.



Connectivity

Fast, secure, resilient WiFi backed-up and included as standard, with dedicated bandwidth options from the high capacity fibre connection.



Tailored Workspace

Flexible contracts and customisable work environments to make your own.



Sustainability

Reduced environmental impact, energy and carbon savings and recycling throughout.



Train

Bath Spa train station is a 15 minute walk away, providing connections to major cities.



Bike

Secure bike storage available. The Bristol to Bath cycle path is 5 minutes away.



Bus

Regular bus routes. Bath bus station is a 15 minute walk away.



Car Parking

Nearby, off-street parking and EV charging are available as an additional option.

Technical Briefing

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In our commitment to provide a healthy, comfortable and environmentally conscious workplace, HPH PLUS has implemented leading technologies and agile services that increase energy efficiency and lower carbon emissions.

HEATING

The heating is controlled by a Honeywell evohome, which enables room by room temperature control and scheduling together with an optimised start and finish each day. The controls improve the efficiency of the heating system, reducing our carbon footprint and lowering fuel costs. The temperature in each office can be manually adjusted at any time using the evohome radiator controller, which clearly displays the set temperature on a large backlit LCD screen.

RENEWABLE ELECTRICITY

23 Gay Street uses 100% renewable electricity.

WATER SUPPLY

The incoming water supply is fitted with a Hydropath water conditioner. This reduces the build up of limescale in water heating devices and the heating system, improving performance and efficiency. For drinks, the reduced limescale improves flavour but water quality is unaffected as there is no ion exchange, unlike softened water.

LIGHTING

The lighting within each office is set to a light level of 300-500 lux, the recommended LED level for office work. With ambient light sensors, the lights adjust automatically according to available light levels. Occupancy sensors detect when a space is unoccupied and automatically turn the lights off. The result is an accurately lit workspace that maximises comfort and reduces fatigue.

SOUND INSULATION

If you have viewed 23 Gay Street, you may have appreciated the solid feel of the rooms and floors. The building's original floors have been fully refurbished and supplemented with high density Tecsound T50 sound absorbing mats, overlaid with hardboard and carpet. Made from 68% recycled materials, Tecsound mats improve the sound insulation between floors.

WINDOW INSULATION

The original sash windows have been fitted with brush strips to eliminate draughts and provide smoother opening for natural ventilation. The original shutters have been restored and can be used to retain heat in the colder months, improve security or provide shade on sunny days.

HIGH PERFORMANCE WINDOW FILM

The Llumar EnerLogic70 window film provides an ideal balance of energy efficiency, comfort and cost savings by providing a high level of light transmission with good solar energy rejection. An uncompromising and barely noticeable upgrade in a Grade I listed building, EnerLogic70 improves the insulating performance of single-pane glazing to close to double-pane glazing, resulting in energy savings and perfectly clear views.

REMOTE ENERGY MONITORING

We remotely monitor the consumption of water, gas and electricity at our managed buildings, enabling our team to analyse and respond to key data. 23 Gay Street will shortly be added to our remote energy monitoring network.

WIFI

Connect to fast, secure WiFi which is supported by our resilient twin broadband connections. Access points are located on each floor and each occupier has dedicated bandwidth.

FULL-FIBRE LEASED LINE

Our dedicated full-fibre connection to the premises offers each business bandwidth options. With an additional, secondary connection with automatic failover, we aim to ensure fast, resilient and uninterrupted service.

VOIP

VoIP enables businesses to take their office phones anywhere. Features include call recording, queuing and smart routing.

CARBON NEUTRAL

23 Gay Street is a carbon neutral building and incorporates many energy saving measures and environmental control systems with any remaining carbon emissions offset via our current program; the Orinoco reforestation project in Colombia. Our company is on the path to net zero carbon and we continue to work with our suppliers and occupiers to promote resource efficiency and reduce waste and environmental impact.