



# OFFICE TO LET

Approx 963 sqft

First Floor Office, 11 Laura Place  
Bath, BA2 4BL



020 8809 7005  
[lettings@smartrose.co.uk](mailto:lettings@smartrose.co.uk)

# Description

A first floor office unit on Laura Place in Bath with 4 good-sized offices with large windows and excellent outlook to front and rear. The suite has its own small kitchen and 2 WCs off the landing next to it.

# Location

Laura Place comprises a square of four grand terraces with central fountain at the south-west end of Great Pulteney Street. The city centre shopping streets are immediately to the west via Pulteney Bridge. There is metered parking in Laura Place and parts of nearby roads. Businesses here can apply for up to 2 on-street visitor parking permits in “Zone 1”.

# Accommodation

From the entrance hall wide stairs curve up to the first floor landing. The suite has a “front door” into a lobby leading to

**Front Office West:** 2.54m x 5.98m max with sash window onto Laura Place.

**Front Office East:** 4.34m min x 5.75m.

**Filing Room:** 2.84m x 1.95m, in the centre of the suite with doors from the entrance lobby and main front office.

**Rear Office East:** 5.18m x 4.92m max with two windows looking out to the riverside trees and hillside south of the city centre.

**Rear Office West / Meeting Room:** 3.29m x 4.83m.      Approx 380 sqft

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

# Tenure

The property is offered to let on a new lease for a term to be agreed.

# Rent

An initial rent of £1,917 per calendar month is sought

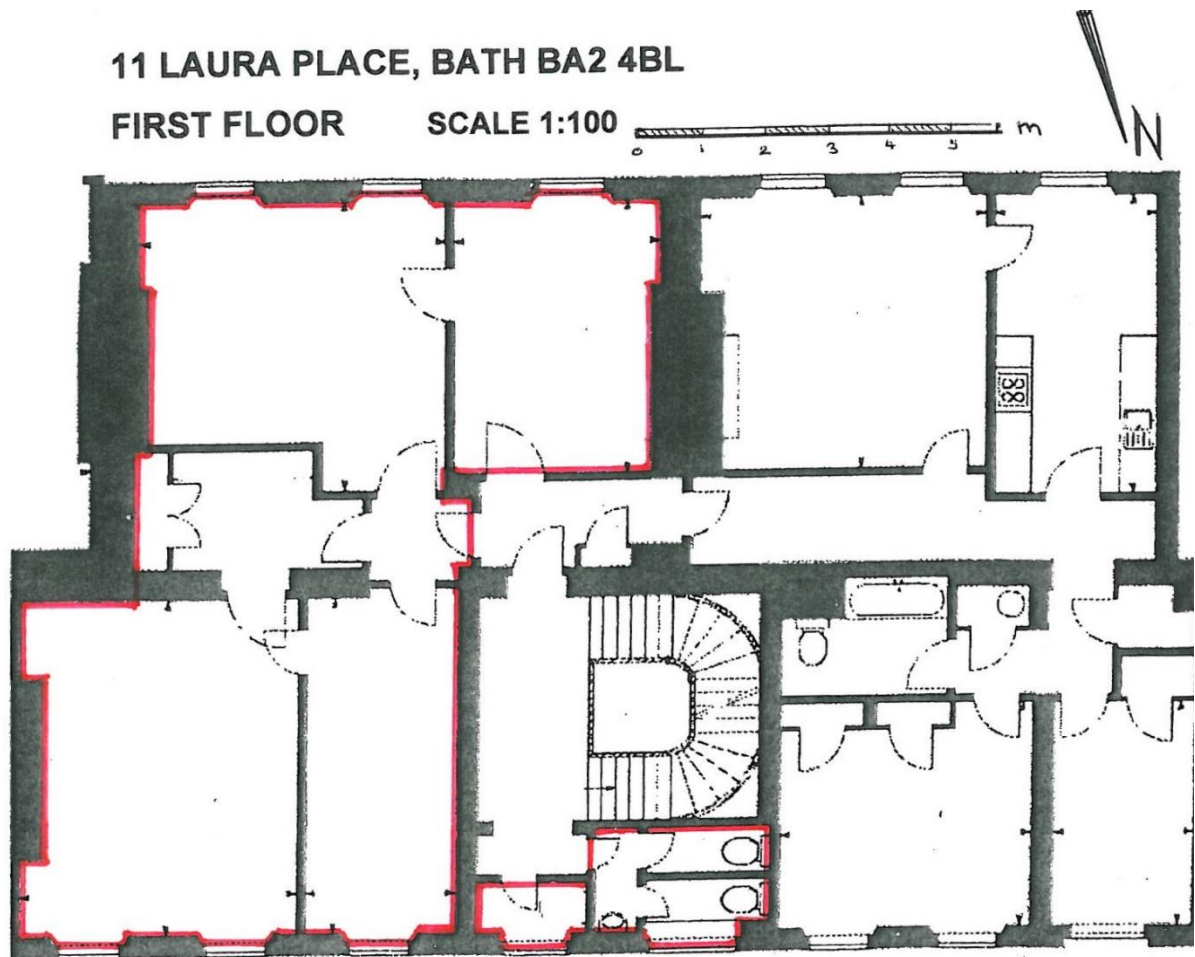
# Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.





# The Space



# The Contact

GET IN TOUCH!

Smartrose Estates Ltd

Number: 020 8809 7005

E-mail: [lettings@smartrose.co.uk](mailto:lettings@smartrose.co.uk)

Our address: 93 Northwold Road, London, E5 8RN