





## TO LET

Recently refurbished offices behind Queen Square

Offered with Half Rent for Year 1

### LOCATION

Bath is a popular commercial centre attracting a wide range of businesses as well as being a renowned retailing and tourism destination. The city has a residential population of over 108,000 and annual visitor numbers exceeding 6.25 million. Bath is served by excellent transport connections, junction 18 of the M4 being approximately 10 miles north of the city. Bath Spa train station connects to Bristol Temple Meads and London Paddington, with the latter taking a journey time of 1 hour.

### SITUATION

Palace Yard Mews is located in the Georgian quarter of Bath, an area of the city well known for its proximity to independent cafés and restaurants, while also being close Bath Spa train station and local car parking. Palace Yard Mews is situated to the rear of Queen Square west and connects Charlotte Street with Monmouth Place. The property is 40 meters from Charlotte Street car park, the city's principle car park location, which provides 1,200 car parking spaces. 8 Palace Yard Mews is a short walk from Bath Spa train station. The property is also a short distance from the Bristol to Bath cycle path.



### DESCRIPTION

The premises provide a mixture of cellular and open plan accommodation over, 3 floors with good levels of natural light offering a modern pleasant working environment. The offices have been recently renovated by the current tenant and the kitchen includes an oversized island to stimulate collaborative working.

The offices further benefit from:

- 2x Car parking spaces
- Carpeted floor
- LED lighting
- Male and female WC facilities on the ground and first floors
- Large kitchen and seating area
- Meeting rooms
- Break out space
- Alarm system
- Intercom

### ACCOMMODATION

The property benefits from the following Net Internal Floor Areas:-

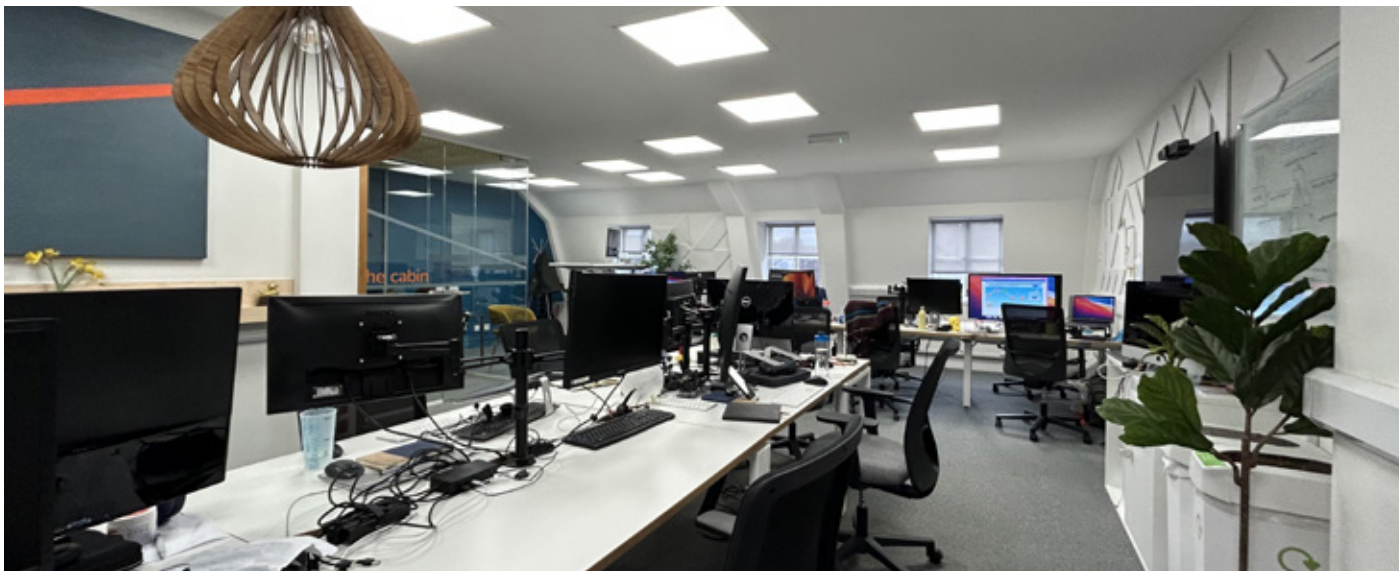
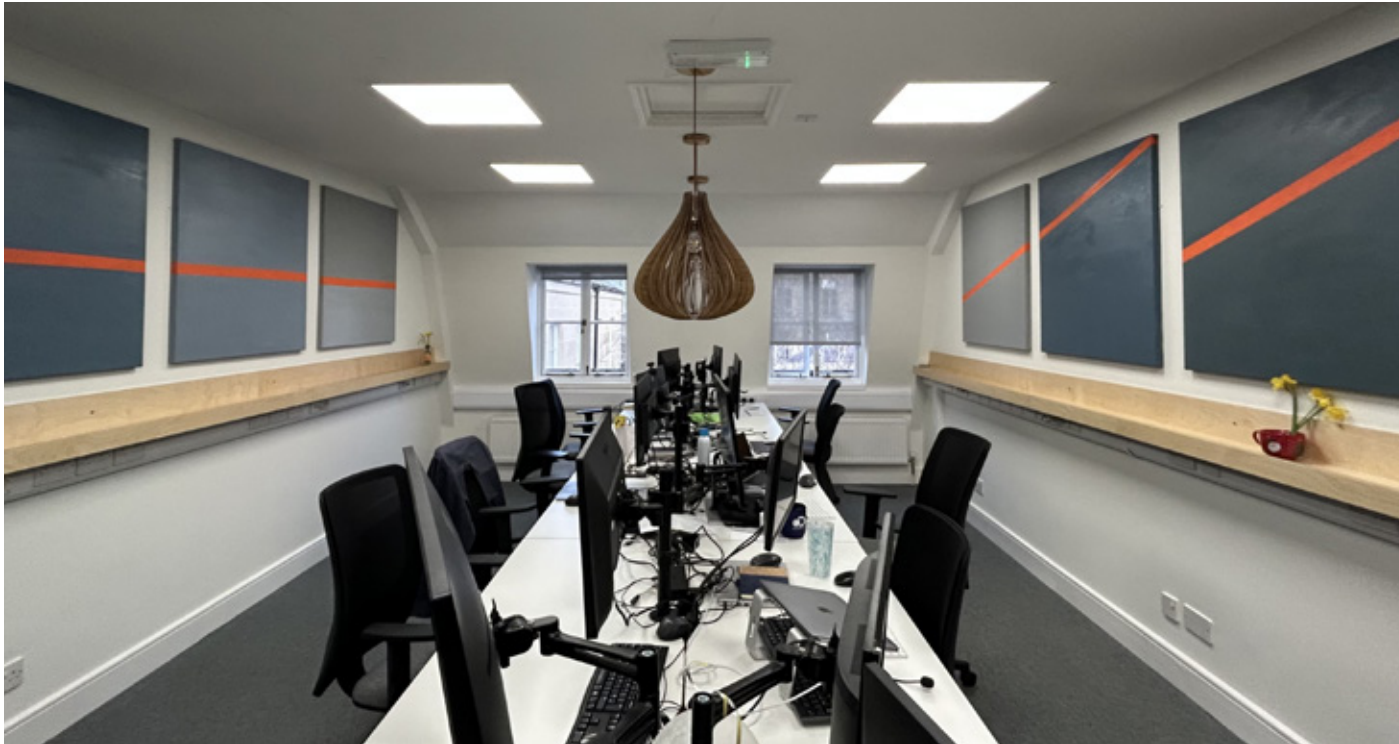
Ground Floor - Office	61.83 Sq M	665 Sq Ft
First Floor - Office	75.09 Sq M	808 Sq Ft
Second Floor - Office	81.93 Sq M	882 Sq Ft
<b>Total</b>	<b>218 Sq M</b>	<b>2,355 Sq Ft</b>

All figures taken in accordance with IMPS 3 incorporating the Code of Measuring Practice (6th Edition)

### TENURE

The property is available on a new full repairing lease, terms to be agreed, at a commencing rent\* of £59,000 per annum exclusive of VAT.\*

\*The property is offered at half rent in Year 1, subject to terms. Details available upon request.





## EPC

The property has an EPC rating of 94 D.

## RATING ASSESSMENT

Rateable Value	£42,250
UBR (23/24)	0.499
Rates Payable	£21,125

We recommend interested parties make their own enquiries with the Valuation Office.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred.

## FOR FURTHER INFORMATION

**Nathan Clark**

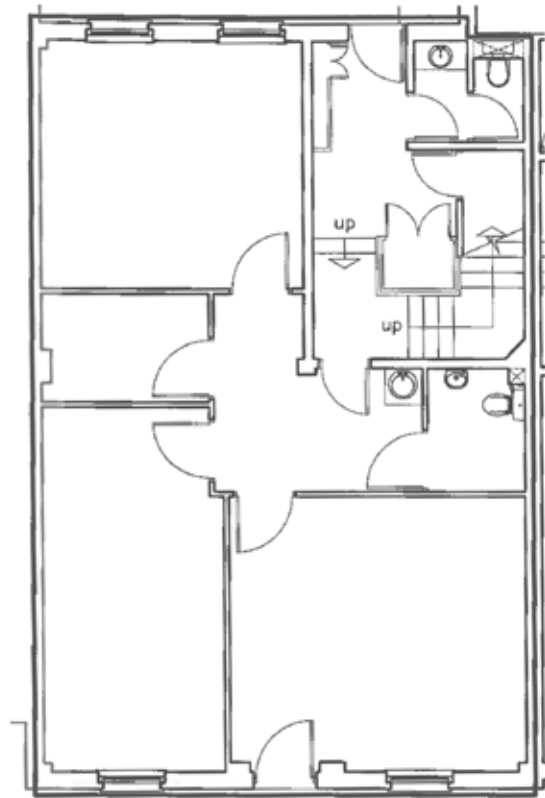
01225 904704 / 07983 460230  
 nathan.clark@csquaredre.co.uk

**Maddie Pyles**

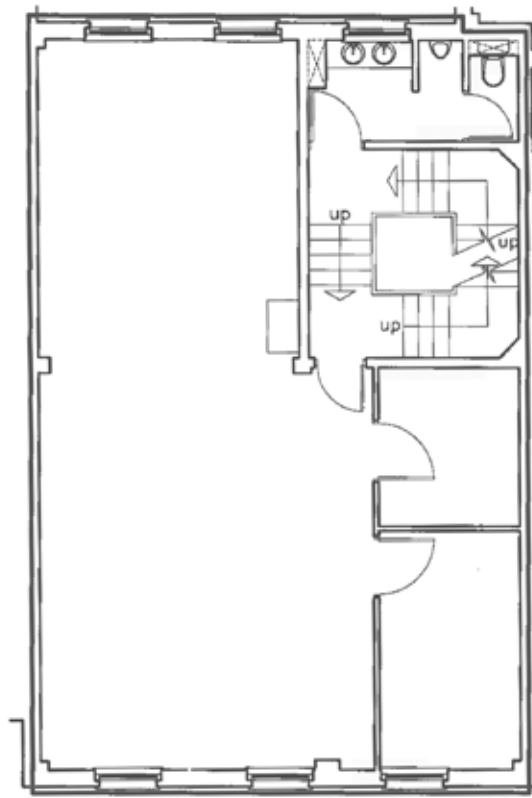
01125 904704 / 07950 765672  
 maddie.pyles@cs-re.co.uk

**SUBJECT TO CONTRACT**

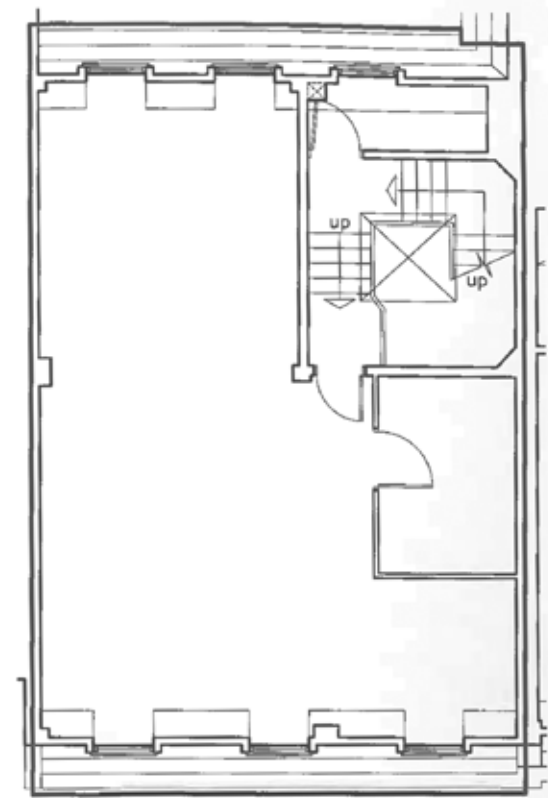




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



82 Walcot Street  
Bath, BA1 5BD  
t 01225 432789  
e info@cs-re.co.uk

[www.cs-re.co.uk](http://www.cs-re.co.uk)

**Important notice:** These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing CSquared has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997, VAT may be levied on the rent or sale price.

CSquared Real Estate LLP, a Limited Liability Partnership registered in England and Wales No 0C361785, Registered Office 82 Walcot Street, Bath, BA1 5BD Regulated by RICS.