

First & Second Floor, Abbeygate House
1a Abbeygate Street, Bath, BA1 1NP





TO LET

Modern Open Plan Office Space

LOCATION

Bath is a city renowned for its attractive architecture, unique retail offering & world heritage status. Bath and North-East Somerset has a residential population of 193,400 and annual visitor numbers exceeding 6 million, according to the last Visitor Impact Report 2018. Bath is served by excellent transport infrastructure, junction 18 of the M4 being just 10 miles to the north via the A46. Train journeys to Bristol are just 12 minutes, with travel to London Paddington approximately 1 hour 20 minutes.

SITUATION

Abbeygate House is situated on the corner of Stall Street and Abbeygate Street in Bath's prime retail offering, with the property benefitting from being located within a 5-minute walking distance from Bath Spa Train Station.

DESCRIPTION

The building is part of a large Georgian townhouse, constructed with Bath ashlar stone. The first and second floor comprises modern, open plan office space with carpet tile flooring, suspended ceiling incorporating LED lighting. The property benefits from w/c facilities, a large ground floor lobby with a wide staircase to the upper floors and a dedicated office entrance from Abbeygate Street.

ACCOMMODATION

We understand the net internal floor areas (IPMS 3: Offices) are as follows: -

First Floor	178.75 Sq M	1,924 Sq Ft
Second Floor	137.27 Sq M	1,478 Sq Ft
Total	316.02 Sq M	3,402 Sq Ft

Measured in accordance with RICS Property Measurement Statement (2nd Ed.) incorporating the RICS Code of Measuring Practice (6th Ed.).

TENURE

The premises are available to let on the basis of new effective full repairing and insuring leases via a service charge at a rent of £40,000 pa for the first floor and £30,000 pa for the second floor. (Rents quoted are exclusive of VAT)

VAT

VAT is applicable.





EPC

Please enquire with the agent for the precise asset rating.

RATING ASSESSMENT

We recommend interested parties make their own enquiries with the Rating Authority to verify rates payable considering their particular circumstances.

SERVICE CHARGE

A service charge is levied in respect of the demise and the wider estate in the interests of good estate management. The tenant will be expected to contribute to a fair and reasonable proportion of the landlord's costs in the upkeep, repair and maintenance of the building. Further details provided upon request.

LEGAL COSTS

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

FURTHER INFORMATION

Viewings can be arranged through the sole agents at CSquared.

Allan Lloyd

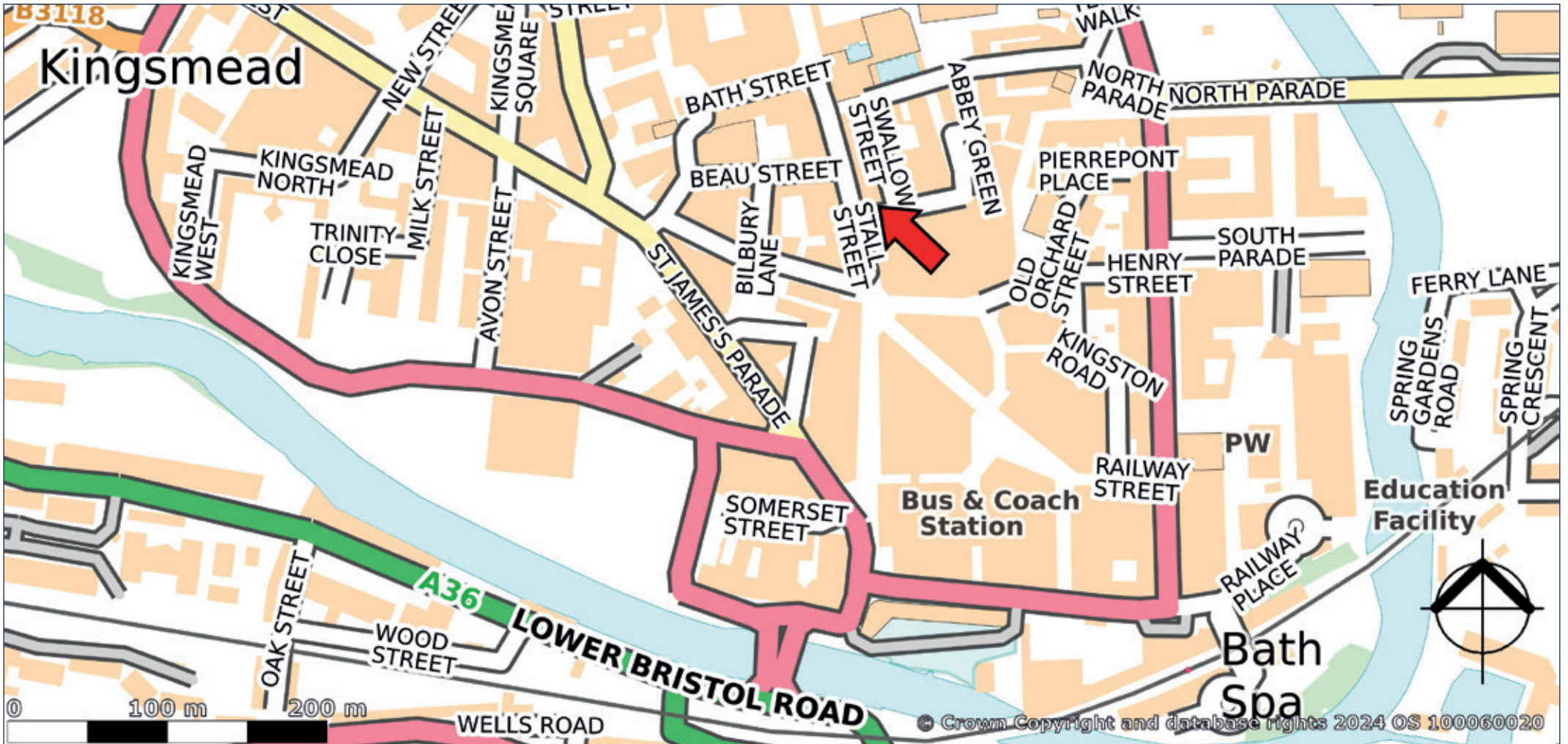
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