





TO LET

627 – 1,058 sq ft Office Suites

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

The property is located on the Northern side of Queen Square, which is generally regarded as Bath's premier professional office location and is home to many of the City's accountancy, financial, legal and property firms. Charlotte Street car park, with approximately 1200 spaces, is only a few minutes' walk.

DESCRIPTION

The property comprises office suites spread over five floors of a Palladian Neo Classical, Grade I Listed Building. Internally, the offices are well proportioned and well presented, benefitting from original period features and large sash windows overlooking Queens Square. Access to the property is through a secure, communal lobby and stairwell. There are shared kitchen and WC facilities.

Parking is available by way of separate negotiation.

ACCOMMODATION

The property benefits from the following Net Internal Floor Areas:

	Sq M	Sq Ft
Lower Ground Floor	73.46	791
Ground Floor	88.35	951
First Floor	98.30	1,058
Second Floor	58.21	627
Third Floor	67.20	723
Total	385.52	4,150

The above are based upon a Net Internal Area, in accordance with the RICS Property Measurement Statement (2nd Edition) incorporating The Code of Measuring Practice (6th Edition).

TENURE

The premises are available to let on the basis of a new effective full repairing and insuring lease, terms to be agreed.

EPC

EPC rating available on request.

RATING ASSESMENT

Available on request.

SERVICES

The property benefits from all mains services.





RENT

The office suites are available to let on a floor-by-floor basis or as a whole -

	£ Per Annum
Lower Gound Floor	£17,500
Ground Floor	£22,500
First Floor	£25,000
Second Floor	£13,800
Third Floor	£14,500
Total Rent	ROA

SERVICE CHARGE

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.

VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party to bear their own costs.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agents at CSquared.

Allan Lloyd

M 07527 388036

E allan.lloyd@cs-re.co.uk

Nathan Clark

M 07983 460 230

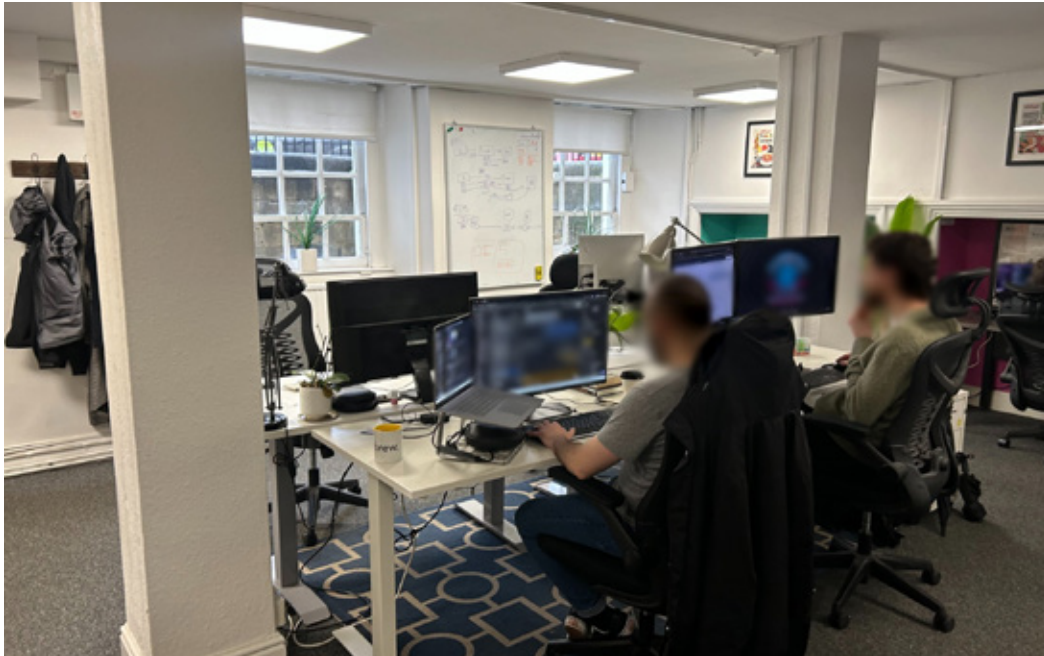
E nathan.clark@cs-re.co.uk

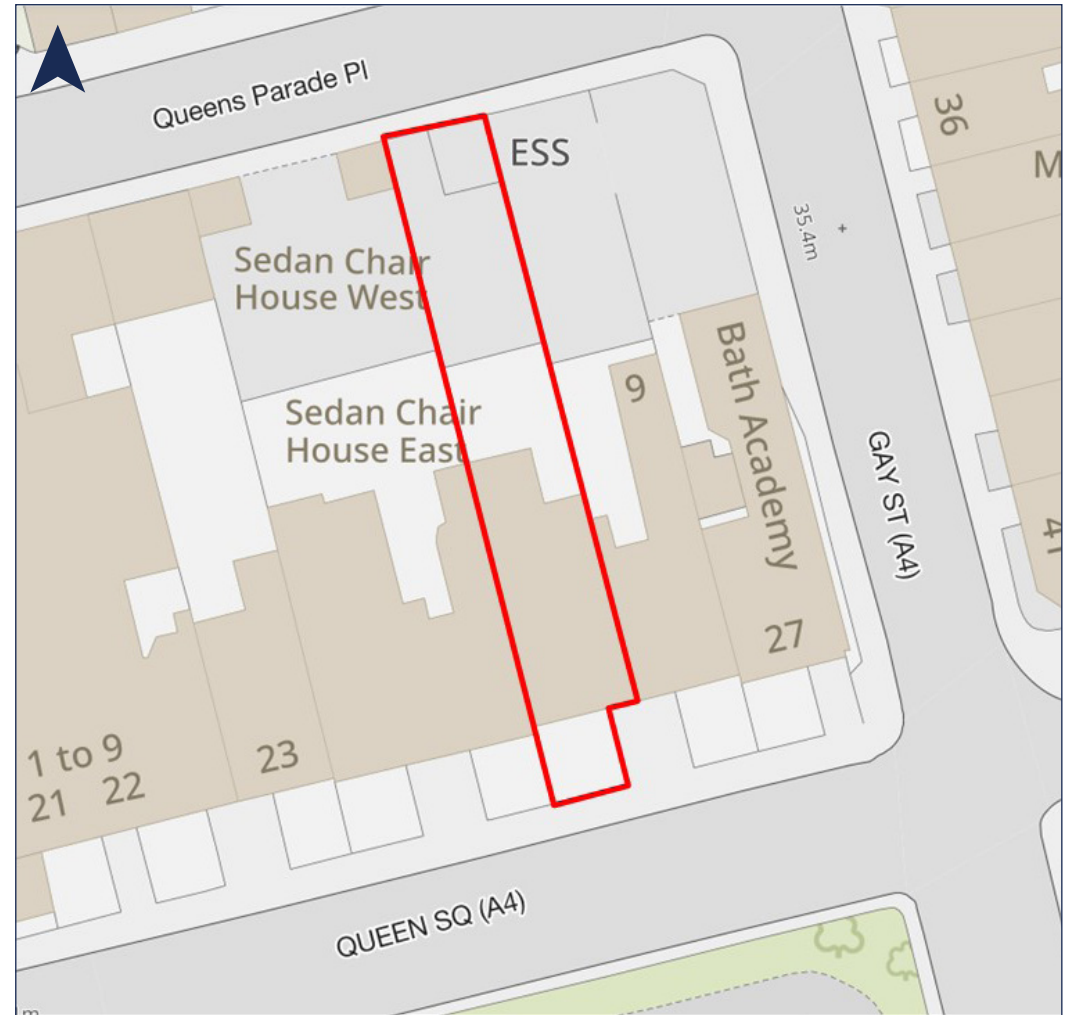
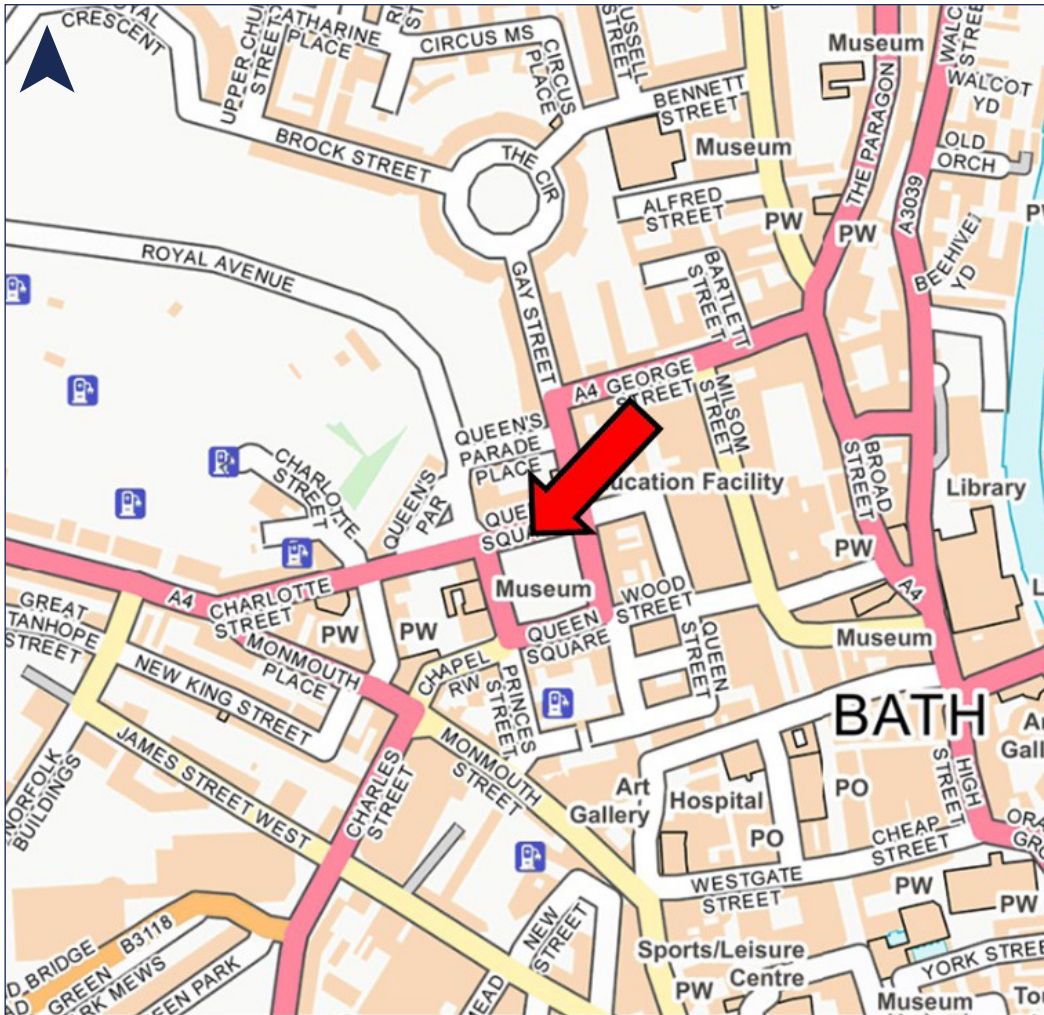
Emily Dagg

M 07398 637345

E emily.dagg@cs-re.co.uk







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

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.

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