

Prime Location - Open Plan Offices TO LET

Westpoint, James Street West, Bath, BA1 2DA

3rd floor: 6,103 sq ft - Available Immediately

Ea



Location - BA1 2DA

The property is located at the junction of Avon Street and James Street West in Bath City Centre, approximately 5 minutes from Bath Spa Railway Station which provides a half hourly service to London Paddington in 90 minutes.

Bath is a destination of international repute and a premier location in which to live and work. Bath is an important regional office centre and is home to occupiers such as Chase de Vere, DC Thompson, Amdocs, Wity King, Fidelius, & BMT.

Description

The property comprises a modern four storey building with retail accommodation on the ground floor and separate ground floor main reception serving the office space above.

Specification

The 3rd Floor has undergone a comprehensive refurbishment to the following specification:

- LED lighting and air conditioning.
- Excellent natural light and open plan floor plate.
- Redecoration throughout.

EPC - D86

Viewing & Further Information

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Floor	Area (Sq ft)	Area (Sq M)
3rd Floor	6,103 sq ft	567 sq m

Office Floor Area (NIA)

Tenure

Available via a New Full Repairing & Insuring Lease directly from the Landlord for a term of years to be agreed.

Quoting Rent & Service Charge

Upon application to the sole agents.

Business Rates

Rateable Value: £98,000

Rates Payable 2022/23: £49,118 per annum (£8.05 per sq ft).

Car Parking

The office suite is available with 2 onsite parking spaces in the rear surface level carpark.

VAT - All figures quoted are exclusive of VAT.

Use - Use Class E (Formerly, known as B1 Offices).

Legal Costs





3rd Floor refurbishment (Jan 2024)





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May 2024

