

**TO LET**

**Carter Jonas**



**First Floor  
Riverside North  
Walcot Yard  
Walcot Street  
Bath  
BA1 5BG**

**Open Plan Quality Offices**

**86.39 Sq M (930 Sq Ft)**

- **Quality Open Plan Office Space**
- **Good Local Transport Links**
- **City Centre Location**

## LOCATION

Bath is an internationally recognised city, located approximately 100 miles west of London and 13 miles east of Bristol. It is set within a built environment of the highest quality, with a residential population of over 80,000 and annual visitor numbers exceeding 4 million at the last Census.

Walcot Street forms one of the main gateways into Bath and the area has retained its own individual character despite being just a few minutes' walk of the city centre.

Bath Spa station is also close by and provides links to Bristol Temple Meads (from 12 minutes) and links to London Paddington (from 84 minutes).

## DESCRIPTION

The property comprises a first floor office suite. The suite is open plan, with some partitioning to provide meeting facilities. The office space also benefits from having its own kitchen and toilet facilities.

## FURTHER INFORMATION

Should you require further information please contact:

**carterjonas.co.uk**

5 & 6 Wood Street, Bath BA12 3BH

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

## PARKING

A parking space may be available by negotiation.

## RENT

First Floor: £23,250 per annum exclusive.

## BUSINESS RATES

First Floor

Rateable Value: £15,500

Rates Payable: £7,734

## VAT

VAT will be payable on the rent.

## EPC

Available on request.

## TERMS

The property is available by way of new effectively full repairing and insuring lease for a term of years to be agreed.

## ACCOMMODATION

The premises extend to the following approximate Net Internal Areas:

	Sq M	Sq Ft
First Floor	86.39	930
<b>Total</b>	<b>86.39</b>	<b>930</b>

## VIEWING

All viewings should be made through the sole agent, Carter Jonas 01225 747260.

# Carter Jonas

**SUBJECT TO CONTRACT**

**Philip Marshall**

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