

**TO LET**

**Carter Jonas**



**3 Palace Yard Mews  
Bath  
BA1 2NH**

**Good Quality Open Plan Office to Let**

**Approximately 1,837 Sq Ft (170.63 Sq M)**

- **One Covered Parking Space**
- **Attractive External Courtyard Area**
- **Predominantly Open Plan Layout**

## LOCATION

The property is located on Palace Yard Mews to the west of the City Centre just off Monmouth Place, which connects into the A4 Upper Bristol Road from the A367. The property is within the City Centre Conservation Area. The property is within walking distance from all the city centre attractions and train station.

Bath Spa Train Station has direct trains to both Bristol (c12 minutes) and London Paddington (c1 hour 30 minutes) while Bath enjoys good road links to the Bristol via the A4, South Coast via the A36 and Junction 16 of the M4 via the A46.

Bath is a UNESCO World Heritage City of international repute with an approximate population of 88,859 (2011 Census). The town is one of the United Kingdoms most visited cities in terms of tourist numbers. With two Universities and an established business community, Bath is also a centre for innovation and technology as the city boasts one of largest percentages of entrepreneurs per capita of the population.

## DESCRIPTION

The property comprises open plan office space spread over three floors, together with a single covered parking space and external courtyard area to the rear.

## FURTHER INFORMATION

Should you require further information please contact:

[carterjonas.co.uk](http://carterjonas.co.uk)

## ACCOMMODATION

The premises extend to the following approximate Net Internal Areas:

	Sq M	Sq Ft
Ground Floor	44.89	483
First Floor	72.04	775
Second Floor	53.69	578
<b>Total</b>	<b>170.63</b>	<b>1837</b>

## RENT

£45,000 per annum exclusive

## Business Rates

Rateable Value: £26,250

Rates Payable (2021/2022): £13,440

This is an estimate only and takes no account of possible transitional adjustment.

## TERMS

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

## VAT

All figures quoted are exclusive of VAT where applicable.

## VIEWINGS

All viewings should be made through the sole agents, Carter Jonas 0117 922 1222

### SUBJECT TO CONTRACT



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## IMPORTANT INFORMATION

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