



Ground Floor
14 Queen Square
Bath
BA1 2HN

Prime Bath City Centre Offices

1,298 Sq Ft (120.83 Sq M)

- Prime city centre
- Grade I Listed Building

LOCATION

The property is situated on the western side of Queen Square in a prominent position on the corner within Bath city centre., next to Chapel Row. The offices are within a 15 minute walk of Bath Spa railway station, the Southgate Shopping Centre and a variety of restaurants, bars and amenities within the city centre.

Bath is a UNESCO World Heritage City of international repute with an approximate population of 99,277 (ONS mid-year population estimates 2018). The city is a regional hub for retail and leisure and is one of the United Kingdom's most visited cities in terms of tourist numbers; with two universities and an established business community.

Bath Spa train station has direct trains to both Bristol (circa 12 minutes) and London Paddington (circa 1 hour 30 minutes). Bath enjoys good road links to Bristol via the A4, the south coast via the A36 and the M4 Motorway (Junction 18).

DESCRIPTION

The property comprises a number of interconnecting offices all at ground floor level. The office space benefits from shared WCs, showers and kitchen facilities.

FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

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.

ACCOMMODATION

The premises extend to the following approximate Net Internal Areas:

	Sq M	Sq Ft
Ground Floor Office	120.83	1,298
Total	120.83	1,298

RENT

£29,500 per annum, exclusive

Business Rates

Rateable Value: £26,750

Rates Payable (23/24): £13,348

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

VAT

All figures quoted are exclusive of VAT where applicable.

TERMS

The property is available by way of new lease on internal repairing and insuring terms, the term of years to be agreed. Costs to the structure are covered by the Landlord.

A service charge covers the cost of lighting (where not separately metered), and cleaning the common parts and external decoration together with insurance of the structure. These costs are shared by occupiers on a percentage basis.

VIEWINGS

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

SUBJECT TO CONTRACT



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