

TO LET

Carter Jonas



**1st Floor
Quay House
The Ambury
Bath
BA1 1UA**

Modern Open Plan, City Centre Office

Approximately 657.8 Sq M (7,080 Sq Ft)

- **Prominent City Centre Location**
- **On site Parking Space**
- **Good Quality, Open Plan Office**

LOCATION

Bath is a UNESCO World Heritage City of International Repute, with an approximate population of 99,277 (ONS median population estimate 2018). The city is a regional hub for retail and leisure, and was one of the Untied Kingdom's most visited cities in terms of tourist numbers; with two universities and an established business community.

Quay House sits in a prominent position fronting The Ambury, a city centre through road adjoining the River Avon to the south and the cul-de-sac of Somerset Street to the north. Behind the property and within 100 metres is the modern SouthGate Shopping Centre, with city centre and retailers along with an 867 space multi-storey car park.

Bath Bus Station and Bath Spa Railway Station, with mainline trains to London Paddington and Bristol Temple Meads, are all within a 5 minute walk.

DESCRIPTION

The property comprises first floor, modern office accommodation across an open plan, two -wing, single floorplate.

FURTHER INFORMATION

Should you require further information please contact:

Carter Jonas
St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ
carterjonas.co.uk

ACCOMMODATION

The premises extend to the following approximate Net Internal Areas:

| | Sq M | Sq Ft |
|-------------------------|--------------|--------------|
| First Floor North Suite | 392.2 | 4,221 |
| First Floor South Suite | 265.6 | 2,859 |
| Total | 657.8 | 7,080 |

One basement car space is included.

RENTAL

£138,630 per annum payable quarterly in advance and subject to rent reviews.

SERVICE CHARGE / RATES

The service charge is currently around £10 psf but will be confirmed.

TERMS

A new term expiring 20th August 2027.

VAT

All terms quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

All viewings should be made through the agents, Carter Jonas Tel: 01225 747260 or Julian Watts or Andy Smith at Knight Frank Tel: 0117 911 4649 .

Subject to Contract



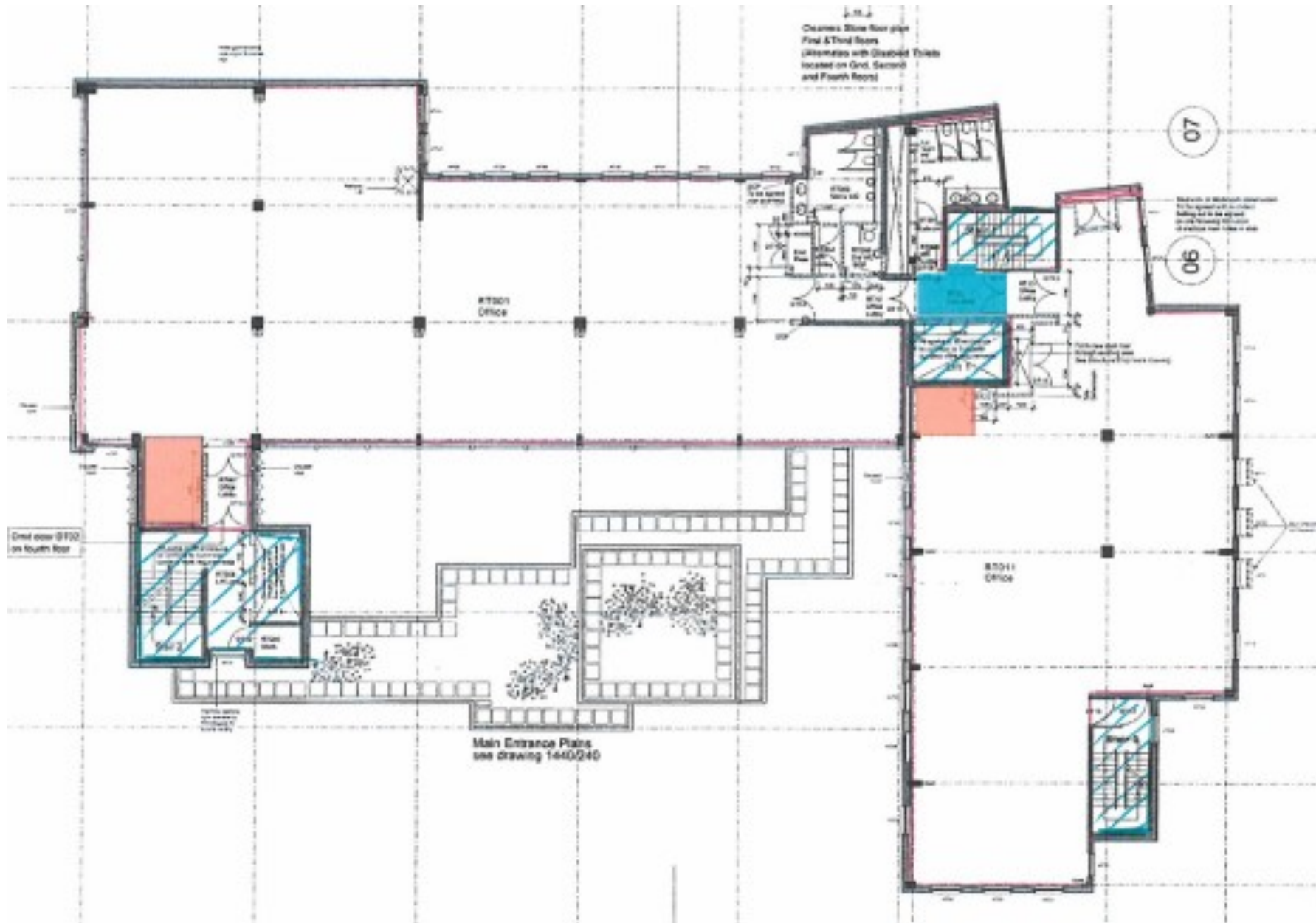
Carter Jonas

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IMPORTANT INFORMATION

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