



KINGS
COURT
BATH

16,690 SQ FT OF CONTEMPORARY
REFURBISHED OFFICES

PARSONAGE LANE, BATH, BA1 1ER



SPACE TO INSPIRE

Kings Court is a period property with plenty of character. The interior has been recently refurbished to provide highly specified, modern, interior designed, open plan office accommodation. The space offers ultimate comfort with excellent natural light and air conditioning.





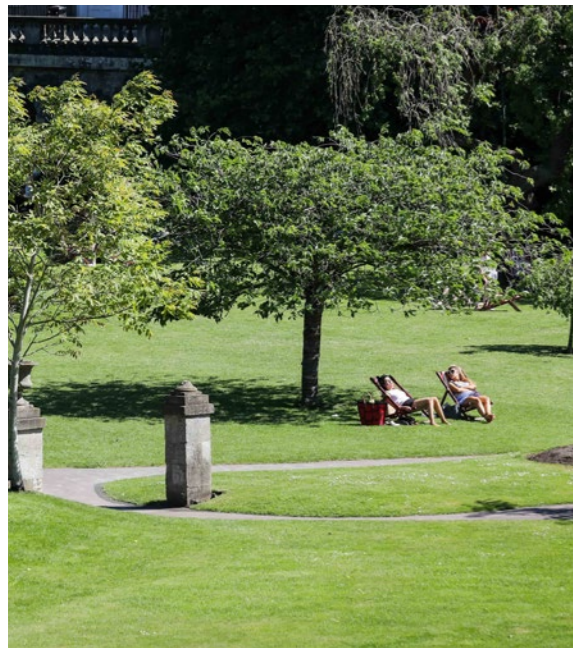
The Corridor



Pulteney Bridge

SPACE TO UNWIND

Bath is a UNESCO World Heritage City of international repute. With two Universities and an established business community, Bath is also a centre for innovation and technology as the city boasts one of the largest percentages of entrepreneurs per capita of the population.



Parade Gardens

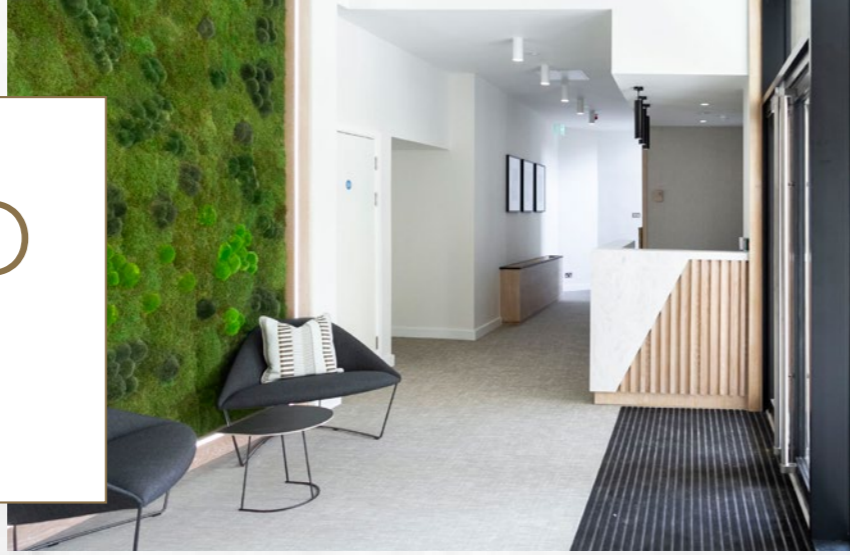


Bath Abbey



Roman Baths

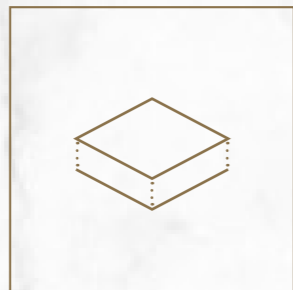
SPACE TO EVOLVE



LED LIGHTING



NEW AIR CONDITIONING



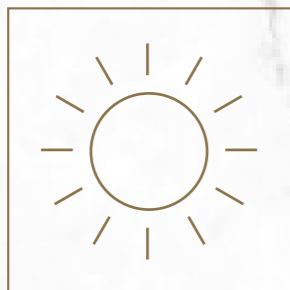
RAISED FLOORS



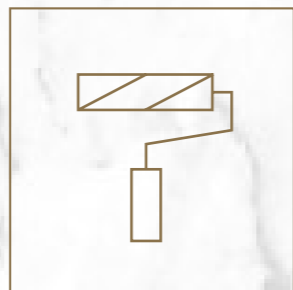
SECURE BIKE STORAGE



REMODELLED RECEPTION



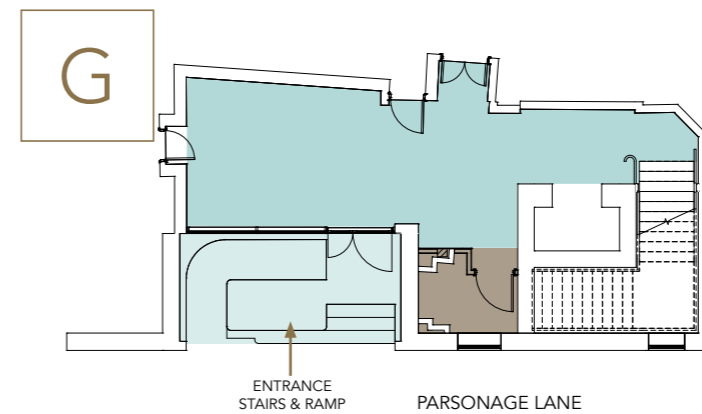
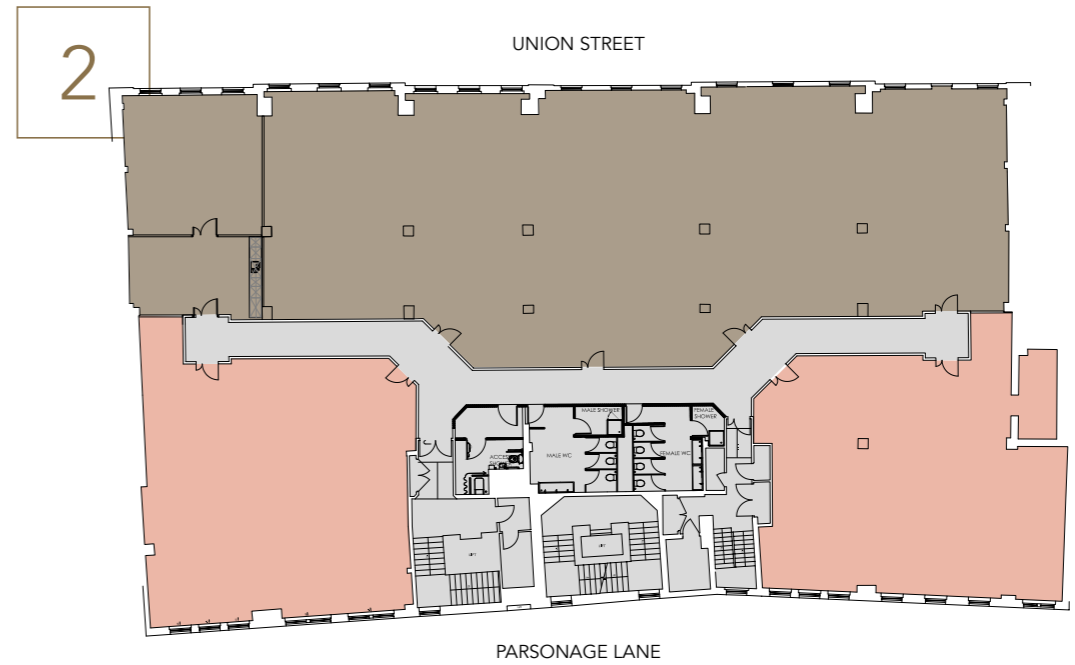
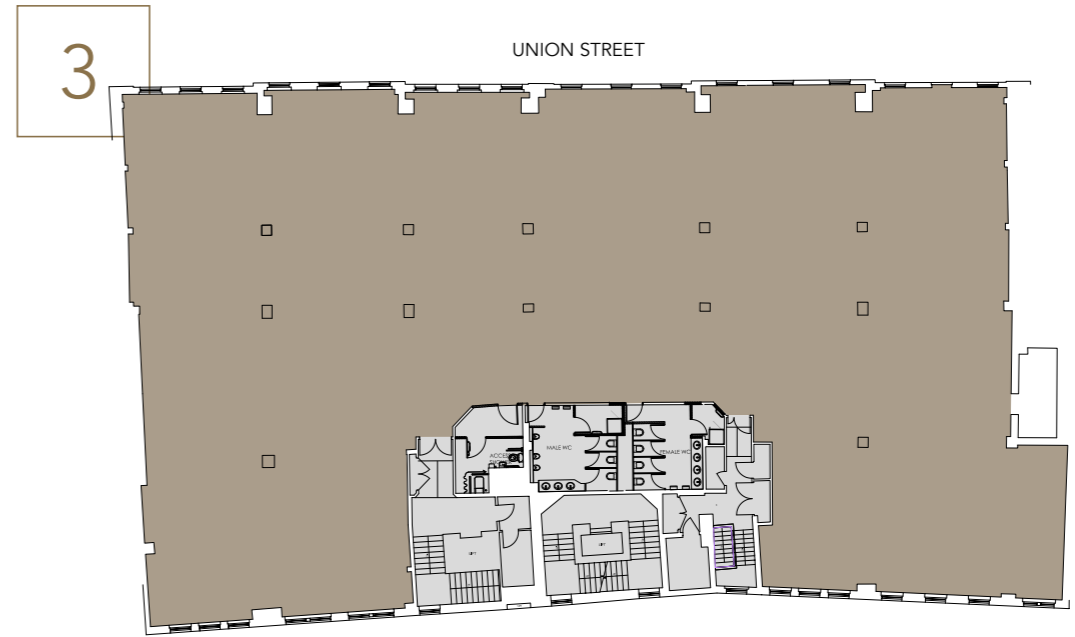
EXCELLENT NATURAL LIGHT



FULLY REFURBISHED OFFICE ACCOMMODATION



NEW SHOWERS AND WC'S



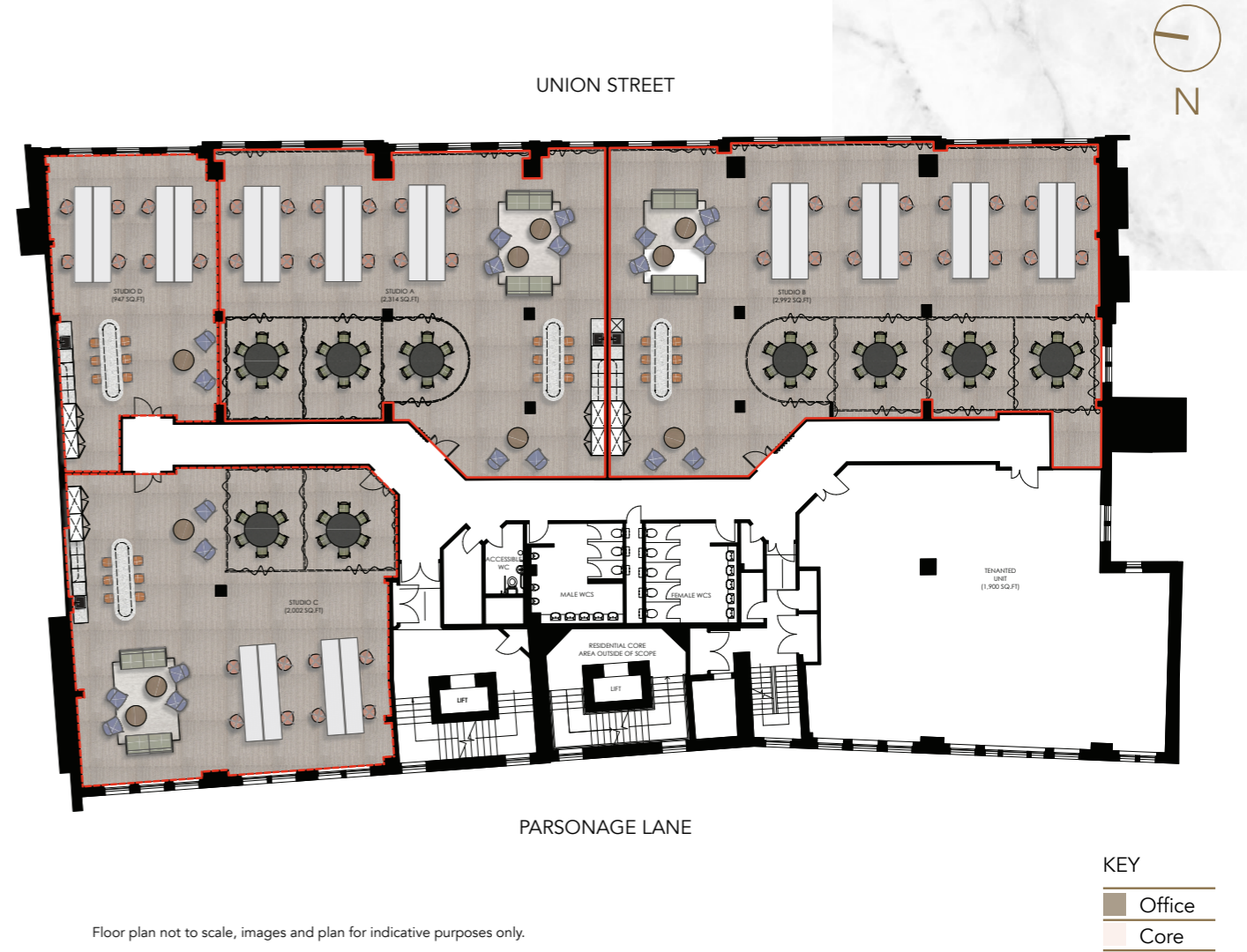
THIRD	1,056.51 sq m	11,368 sq ft
SECOND	494.61 sq m	5,322 sq ft
TOTAL	1,551.12 sq m	16,690 sq ft

KEY

Office
Core
Occupied
Reception

Floor plans not to scale, for indicative purposes only.





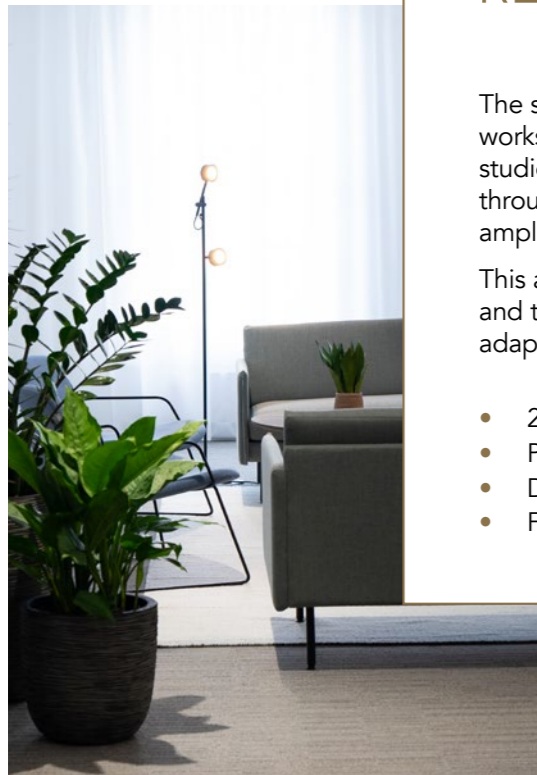
THE STUDIOS

READY FOR OCCUPATION

The second floor will provide a range of suites offering flexible workspace solutions from 1,400 sq ft to 5,322 sq ft. The studios will be fully furnished with cabled workstations, WiFi throughout, a fitted teapoint, private meeting rooms and ample break-out space.

This accommodation will provide tenants with ease of access and the flexibility of the lease terms allows tenants to be adaptable to their business requirements.

- 24/7 access and your own front door
- Plug and play workstations with high speed broadband and WiFi
- Dedicated meeting rooms
- Fully-fitted tea point





WELLNESS AT WORK

PRIME CITY CENTRE LOCATION

CLOSE PROXIMITY TO THE BATHS, PARADE GARDENS
AND ROYAL VICTORIA PARK

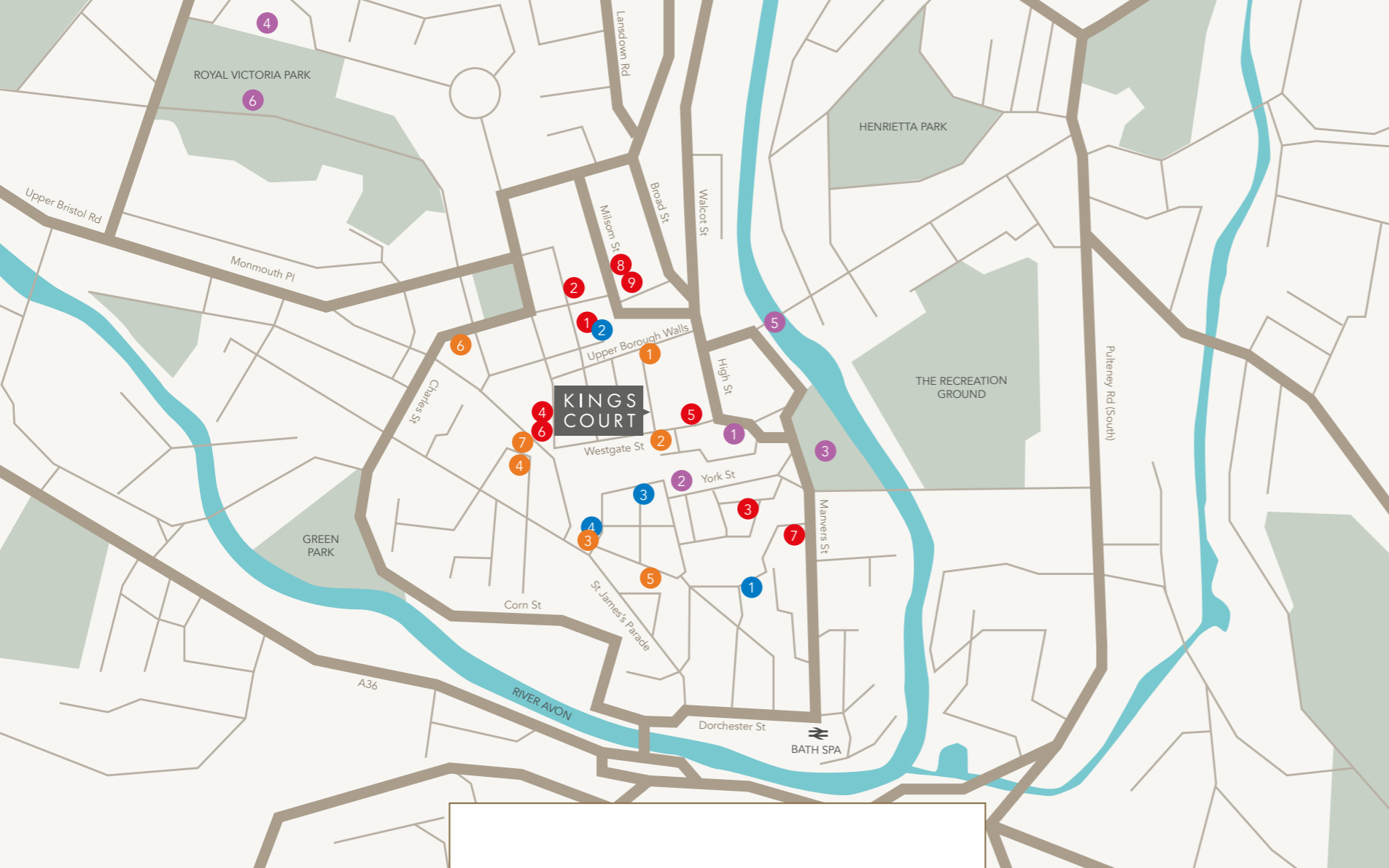
WITHIN THE CONSERVATION AREA

10 MINUTE WALK TO BATH SPA TRAIN STATION

NEARBY AMENITIES ALSO INCLUDE SOUTHGATE
SHOPPING CENTRE

NEW CYCLE RACK AND SHOWER PROVISION
WITHIN THE BUILDING





Milsom Street	1 min
SouthGate	5 mins
Bath Spa Railway Station	10 mins



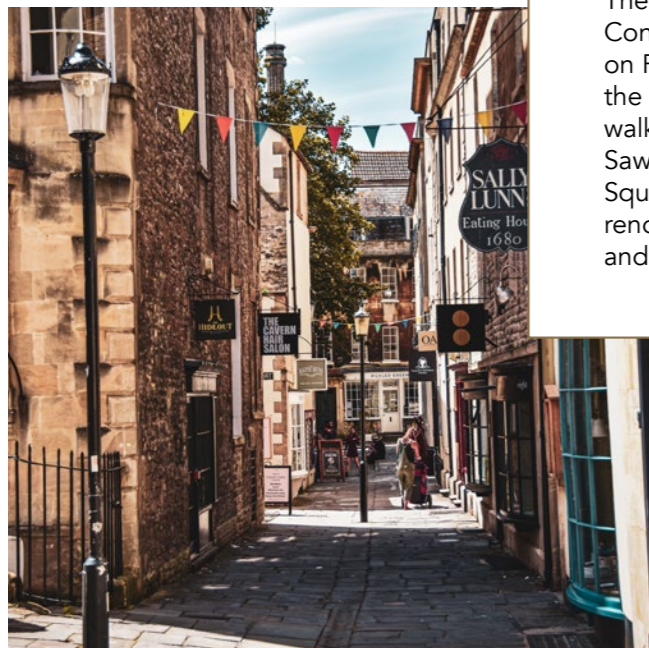
M4 Junction 18	18 mins
Bristol	35 mins



Bristol Temple Meads	11 mins
Reading	56 mins
Cardiff Central	1 hour 12 mins
London Paddington	1 hour 23 mins

SPACE TO PLAY

The property is situated within the Bath Conservation Area in the heart of the City Centre on Parsonage Lane. The property is close to all the city centre attractions and within a 10 minute walk of Bath Spa station. Nearby amenities include Sawclose with its array of restaurants, Kingsmead Square and its collection of cafés and the nationally renowned shopping areas of Milsom Street and SouthGate.



FITNESS

1. Anytime Fitness
2. Stanza Fitness
3. Fly Fitness
4. Thermae Bath Spa

CULTURE

1. Bath Abbey
2. The Roman Baths
3. Parade Gardens
4. Royal Crescent
5. Pulteney Bridge
6. Royal Victoria Park

BARS & RESTAURANTS

1. The Canary Gin Bar
2. The Salamander
3. The Hideout
4. Vino Vino
5. Bill's
6. The Oven
7. Yak Yeti Yak
8. The Ivy
9. The Botanist

TEA & COFFEE

1. SOHO Coffee Co
2. Mokoko Coffee
3. Lulu Café
4. Society Café
5. Sweet Little Things
6. Colonna & Small's
7. Boston Tea Party

LEASE

The property is available by way of a new full repairing and insuring lease by way of a service charge.

RENT

Available upon request.

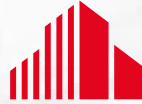
VIEWING

Please contact the joint agents.

EPC

TBC.

Carter Jonas



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