





# TO LET

## Prime Office Unit

### LOCATION

The property is located in central Bath, on the western side of Charles Street (A367) between Queen Square and James Street west, an area referred to as Bath's central office quarter and within close proximity to the city's main cultural attractions and amenity shops. Bath is served by excellent transport routes, including frequent train services from Bristol, Bradford-on-Avon, Trowbridge and London Paddington.

Sainsbury's supermarket, Corkage wine restaurant and The Bath Brew House can be found close by.

### DESCRIPTION

The building is part of a 4 storey Georgian Terrace. The offices are located on the lower ground and ground floors and benefit from windows front and rear, offering good levels of natural light and private access to the rear courtyard via the lower ground floor. The offices have a kitchenette on the lower ground floor and a single WC. The offices benefit from fitted carpet and ceiling mounted tube lighting and generally present well and would suit a variety of businesses.



	Sq M	Sq Ft
Lower ground floor kitchen	7.48	81
Lower ground floor rear office	17.93	193
Ground Floor front office	11.31	122
Ground floor rear office	20.88	225
Limited head height areas	4.01	43
<b>IPMS 3 office Total</b>	<b>61.61 Sq M</b>	<b>664 Sq Ft</b>

All figures taken in accordance with IPMS 3 Office.

### TENURE

The property is available to rent at £12,000 per annum exclusive of VAT.

Interested parties to make application to Colston & Colston as the sole agents.

### ENERGY PERFORMANCE CERTIFICATE

EPC on request.

### LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

### FURTHER INFORMATION

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### SUBJECT TO CONTRACT

7-Aug-20



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