

# TO LET

# Carter Jonas

**ONE FLOOR REMAINING**



**First Floor  
Riverside South  
Walcot Yard  
Walcot Street  
Bath  
BA1 5BG**

**Open Plan High Quality Offices**

**258.5 Sq M (2,783 SqFt)**

- High Quality Open Plan Office Space
- Good Local Transport Links
- City Centre Location
- Air Conditioning / Parking Available

## LOCATION

Bath is an internationally recognised city, located approximately 100 miles west of London and 13 miles east of Bristol. It is set within a built environment of the highest quality, with a residential population of over 80,000 and annual visitor numbers exceeding 4 million at the last Census.

Walcot Street forms one of the main gateways into Bath and the area has retained its own individual character despite being just a few minutes' walk of the city centre.

Bath Spa station is also close by and provides links to Bristol Temple Meads (from 12 minutes) and links to London Paddington (from 84 minutes).

## DESCRIPTION

The property comprises first floor office suite. The suite is open plan, with some partitioning to provide meeting facilities. The office space also benefits from having its own kitchen and toilet facilities.

The property was recently refurbished and have been finished to a modern standard and include Cat II fluorescent lighting as well as a new Air Conditioning system.

## PARKING

Parking spaces may be available by negotiation.

## FURTHER INFORMATION

Should you require further information please contact:

**carterjonas.co.uk**

5 & 6 Wood Street, Bath BA12 3BH

## IMPORTANT INFORMATION

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## RENT

First Floor: £67,000 per annum exclusive.

Second Floor: LET

## BUSINESS RATES

First Floor

Rateable Value: £40,500

Rates Payable: £20,209

## VAT

VAT will be payable on the rent.

## EPC

Available on request.

## TERMS

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

## ACCOMMODATION

The premises extend to the following approximate Net Internal Areas:

	Sq M	Sq Ft
First Floor	258.5	2,783
<b>Total</b>	<b>258.5</b>	<b>2,783</b>

## VIEWING

All viewings should be made through the sole agent, Carter Jonas 01225 747260.



**SUBJECT TO CONTRACT**

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**Carter Jonas**