



Beauford House
8-9 Princes Street
Bath
BA1 1HL

CENTRAL OFFICES TO LET

3,623 Sq Ft (336.6 Sq M)

- Close proximity to Queen Square
- Grade II Listed Building
- Good Central Location

LOCATION

Bath is a city of international report, located approximately 100 miles west of London and 13 miles east of Bristol. Bath is served by excellent transport links, including frequent train services to London Paddington and Bristol Temple Meads.

The property is situated within Bath City centre, on the eastern side of this one-way street, towards its junction with Beauford Square and Monmouth Street. The street is of mixed use with other offices, retail and residential. Queen Square is just to the North of the property, and City Centre shopping and other facilities are all nearby within a few minutes' walk, as is public transport at around 10 minutes' walk to the Bus and Rail stations.

DESCRIPTION

The Grade II property comprises office space on ground, first and second floors with ancillary storage at basement level .

FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

ACCOMMODATION

The premises extend to the following approximate Net Internal Areas:

	Sq M	Sq Ft
Ground floor	104.79	1,128
First Floor	83.52	899
Second Floor	76.65	825
Basement	71.63	771
Total	336.6	3,623

RENT

Offers invited on £95,000 per annum, exclusive.

Business Rates

Rateable Value

The property has a rateable value of £43,750

TERMS

The property is available on a new full repairing and insuring lease, term to be agreed.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

The property has an EPC rating of: C

VIEWINGS

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

SUBJECT TO CONTRACT

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IMPORTANT INFORMATION

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