



**2 Northumberland
Buildings
Bath
BA1 2JB**

Ground Floor Office to Let

762 Sq Ft (70.79 Sq M)

- Open Plan
- Central Location

LOCATION

The property is located just off the south eastern corner of Queen Square, traditionally recognised as Bath's prime office location. Nearby occupiers include Knight Frank and Carter Jonas, Bath Building Society, Adam Gallery and XO Tailoring Services.

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.

Bath Spa Railway Station has direct trains to both Bristol (circa 12 minutes) and London Paddington (circa 1 hour 30 minutes). Bath enjoys good road links to Bristol via the A4, the couth coast via the A36 and the M4 motorway (Junction 18).

DESCRIPTION

2 Northumberland Buildings is part of beautiful Grade II* Listed Georgian Terrace.

The property comprises ground floor, open plan office space at the front of the property, with private offices/meeting rooms and ancillary storage ,located at the rear of the property. Kitchen facilities and W/C's are also located at the rear of the ground floor. The property also benefits from a good frontage onto Northumberland Building's.

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	70.79	762
Total	70.79	762

RENT

£23,750 per annum, exclusive.

Business Rates

Rateable Value

Current Rateable Value (2022/2023) : £12,250

TERMS

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

VAT

All figures quoted are exclusive of VAT where applicable.

VIEWINGS

All viewings should be made through the sole agent, Carter Jonas 0117 922 1222

SUBJECT TO CONTRACT

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IMPORTANT INFORMATION

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