



**2-6 Northumberland Buildings  
Bath  
BA1 2JE**

**Office Buildings to Let**

**Approximately 1,187— 12,183 Sq ft**

- Available Separately or as a Block
- Grade II\* Listed Buildings
- Central Bath Location

## LOCATION

Bath is a city of international renown, 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 Bristol Temple Meads and London Paddington.

The properties are located on Northumberland Buildings which is 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, The Francis Hotel and XO Tailoring Services.

## DESCRIPTION

2- 6 Northumberland Buildings forms the majority of a beautiful Grade II\* Listed Georgian Terrace, just off prime Queen Square. The property has been occupied for around 100 years by a Bath law firm.

Discussions are now underway in respect of refurbishments planned for the properties.

## FURTHER INFORMATION

Should you require further information please contact:

[carterjonas.co.uk](http://carterjonas.co.uk)

## ACCOMMODATION

The premises extend to the following approximate Net Internal Areas:

Building No:	Sq M	Sq Ft
2 (GF, 1st, 2nd & 3rd Floors)	228.99	2,464
3 (1st, 2nd & 3rd Floors)	110.3	1,187
4 (1st, 2nd & 3rd Floors)	157.7	1,698
5 (LGF, GF, 1st, 2nd & 3rd Floors)	322.1	3,468
6 (LGF, GF, 1st, 2nd & 3rd Floors)	312.8	3,367
<b>Total</b>	<b>1,131</b>	<b>12,183</b>

## RENT

£26 per square foot exclusive.

## Business Rates

To be reassessed depending on how the premises are occupied.

## TERMS

The properties is available together as a block or separately on a new lease for a term to be agreed.

## VAT

All figures quoted are exclusive of VAT where applicable.

## PARKING

A separate , single garage to the rear, and 7 remote parking spaces may be available via separate negotiation.

## VIEWINGS

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

**SUBJECT TO CONTRACT**

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## IMPORTANT INFORMATION

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**Carter Jonas**