

SELF-CONTAINED 3 ROOM OFFICE SUITE WITH LIFT ACCESS & PRIVATE TERRACE



THIRD FLOOR 11 KINGSMEAD SQUARE BATH

- 600 sq ft (56m²) in Bath city centre
- Extending across two Georgian buildings
- Part open-plan, with glazed door to terrace
- Own kitchen and wcs within the suite
- Newly refurbished and re-fitted

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These particulars are intended to give a fair description of the property but their accuracy is not guaranteed and they do not form part of an offer or contract.

Kingsmead Square is in the historic centre of Bath. The offices are within an impressive and well-maintained Georgian terrace that fills the south side of the square.

The entrance to No.11 is from the west door into a hallway with the staircase and access to the passenger lift. The office suites on first, second and third floors extend across two complete buildings. The third floor suite comprises:

Office 1: 3m x 3.61m with south window and tea point.

Office 2/Meeting Room: 5.2m x 3.75m with two windows looking on to the square.

Open-plan Office 3: 5.54m full width x 7.46m max depth, an L-shaped space with sliding glazed doors to the terrace.

2 WCs

TERMS

The offices are to let on a new lease, security of tenure excluded, for a negotiable term of years at a rent of **£13,500+VAT** per annum.

Tenants are responsible for internal repair and decorations and the due proportion of the building service charge and insurance premium.

BUSINESS RATES

For tenants with no other business premises rates payable in 2020-21 would be **£Nil** (or £4,041.90 otherwise. The rateable value is £8,100.)

EPC: Energy Performance assessed 100 in Band D.

VIEWING

By prior appointment only, through the agents:
Derek Walker, Chartered Surveyors.
Ref: Hugh Warren, hwarren@derekwalker.co.uk

NOTE: We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those travelling to inspect are advised to check availability in advance. To view our privacy policy please visit www.derekwalker.com

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