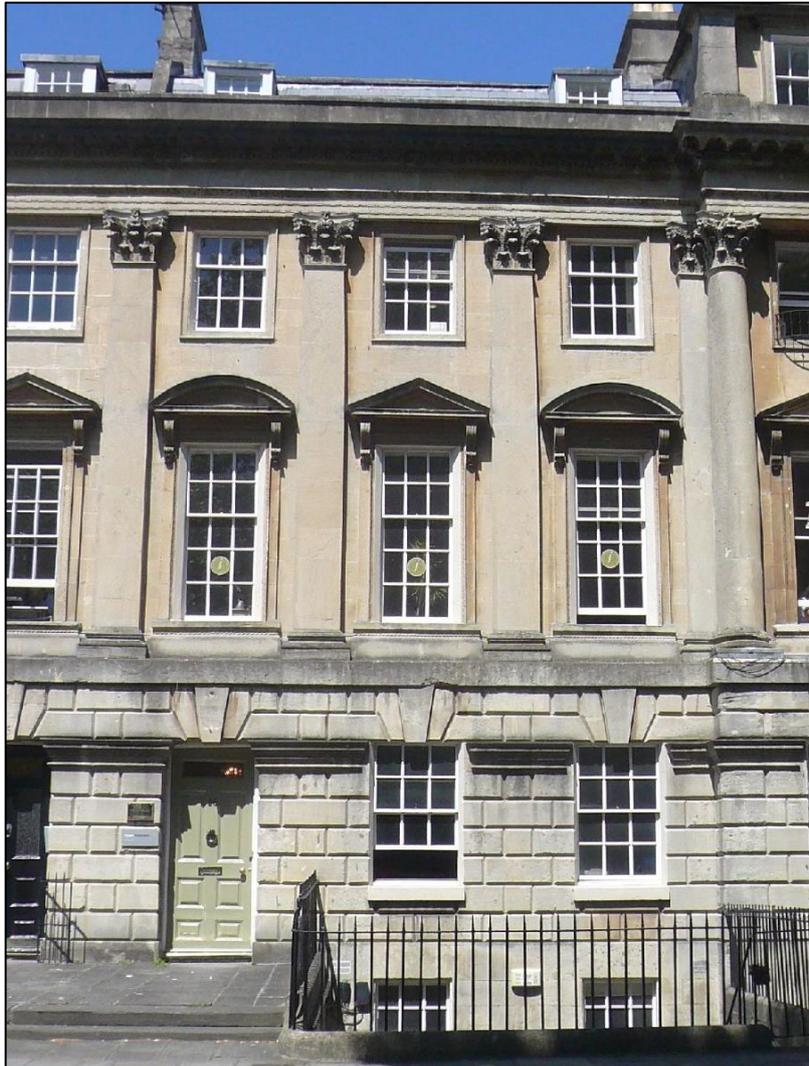


**1,550 sq ft (144m<sup>2</sup>)  
PRIME OFFICES TO LET  
ON 2 FLOORS + PARKING SPACE**



**2<sup>ND</sup> & 3<sup>RD</sup> FLOORS  
26 QUEEN SQUARE, BATH**

- In the centre of Bath's professional office area
- 4 rooms per floor, all redecorated
- Including 2 large linked offices on 2<sup>nd</sup> floor
- 1 private car space in rear parking area
- Grade I Listed Building looking on to tree-lined square
- Gas central-heating, own kitchen for this suite

**[www.derekwalker.com](http://www.derekwalker.com)**



No.26 is in the grand John Wood terrace on the north side. The parking space is accessed from Queen's Parade Place behind. A fine entrance hall leads to the wide staircase. The accommodation to let comprises:-

#### SECOND FLOOR

**Office 1 (Front):** 4.41m x 5.12m with wide opening to  
**Office 2:** 4.31m x 5.45m max. Connecting door to  
**Office 3 (Rear):** 3.26m x 4.64m.  
**Office 4 (Front West):** 2.75m x 5.17m max

#### THIRD FLOOR

**Office 5:** (Front): 3.9m min x 4.48m  
**Office 6/Meeting Room:** (Centre): 4.32m x 4.95m, connecting door to  
**Office 7:** (Rear): 3.1m x 4.6m  
**Office 8:** (Front West): 3.2m x 3.4m.  
**Kitchen:** 1.45m x 1.7m. **WC.**

The tenants also have shared use of the WC off the staircase landing between ground and first floors.

**Note:** Total floor space (measured according to IPMS3 – Office) is 1,555 sq ft (144m<sup>2</sup>). 42 sq ft (4m<sup>2</sup>) is of limited use being under 1.5m clear height.

**BUSINESS RATES:** Rates payable for the two floors in 2019-20 are £9,427.20 (The rateable value of the 2<sup>nd</sup> floor is £10,500 and 3<sup>rd</sup> floor £8,700.)

**TERMS:** The offices are to let initially up to June 2023, security of tenure excluded, or for a longer term with a mutual break option at that point.

**Rent:** £33,000 + VAT per annum.

Tenants are responsible for interior repair and decoration and for a fair proportion of the landlord's costs of maintenance and servicing of the whole of the building, common parts and facilities, and for 42% of the building insurance premium and utilities.

**EPC:** Energy Performance rated at 98 in Band D.

**VIEWING:** By prior appointment only, through the agents: Derek Walker, Chartered Surveyors.  
 Ref: Hugh Warren, [hwarren@derekwalker.co.uk](mailto: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 wishing to inspect are advised to check availability before travelling from a distance.



Queen Square is Bath's premier office address. The city centre's main shopping streets are close by to the east and Charlotte Street, with the main public car park, is off the NW corner of the square. There is also some metered parking around Queen Square and in Royal Victoria Park.

**BA1 2HX**