

3 ROOM OFFICE SUITE

550 sq ft (51m²) – TO LET

AVAILABLE ON FIXED SERVICE COSTS TERMS



6 GAY STREET BATH

- Professional offices in a prime business location
- 2nd Floor rooms, all with independent access
- The two larger rooms also connect
- Gas central heating, security alarm
- Shared use of rear garden and access to Victoria Park

www.derekwalker.com



Gay Street is in Bath's main professional office area and links the King's Circus with Queen Square. No. 6 is well placed just above the junction with George Street; the rear rooms look out over gardens towards Royal Victoria Park. The large Charlotte Street public car park is a short walk through Victoria Park.

The second floor suite comprises:

Front Office (S): 3.73m x 5.0m, with two good windows to Gay Street, marble fireplace and door to

Rear Office: 4.11m x 5.51m, also with period fireplace, two windows overlooking the garden and separate door to the stairs.

Front Office (N): 2.19m x 3.71m

Men's and ladies WC's are off the second floor landing, with a further ladies WC on the ground floor and a shared kitchen.

SERVICES

The offices are centrally heated, with security and fire alarm systems. There is a separate entry phone button for each floor at the street entrance on the outside and the inner doors.

TERMS

The suite is to let initially on a two or three year lease, security of tenure excluded.

Rent is payable at **£1,000** per month.

In addition a service rent of **£300** per month will cover in full: - water charges, central heating, building insurance, all electricity, cleaning and maintenance of common parts, fire precautions and security alarm contract. Tenants need only make arrangements for their own office cleaning and telecoms.

BUSINESS RATES

The 2nd floor is separately assessed. Rates payable in 2017-18 for tenants who do not have other business premises are **£Nil** or £3,401.80 otherwise. (The rateable Value is £7,300.)

EPC: Energy Performance assessed at 96 in Band D.

VIEWING

Telephone (01225) 448944, or email Hugh Warren: hwarren@derekwalker.co.uk - or enquire at our offices on the Lower Ground Floor at 6 Gay Street.

NOTE: Those wishing to inspect are advised to check availability in advance, particularly if travelling from a distance.

