

## **PRESTIGIOUS OPEN-PLAN OFFICE SUITE**

**3,010 sq ft (280m<sup>2</sup>)**

**WITH 2 PARKING SPACES**



### **CAMBRIDGE HOUSE HENRY STREET BATH**

- **In the heart of Bath city centre, a few minutes' walk from the station**
- **Air-conditioned 5<sup>th</sup> floor suite with large windows and private balcony**
- **High quality fit-out includes boardroom, kitchen/staff room, shower**
- **Lift access, basement car parking and bicycle racks**

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

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.

Cambridge House is right in Bath's commercial heart, a few minutes' walk from the station and the prime shopping streets. There are car parks close by at Manvers Street and SouthGate.

Cambridge House faces on to Henry Street and has a wide glazed entrance into the foyer with lift and stairs to the upper floors. The rear half of the building is the Clarendon Business Centre; the front half comprises large footplate open-plan suites. The 5<sup>th</sup> floor was constructed only a few years ago.

There is basement bicycle and car parking – 2 car spaces are allocated to the 5<sup>th</sup> floor.

The floor has been divided into a north suite (let to France Media) and the larger south suite now available.

The offices comprise an extensive open-plan area with large south-facing windows and, at the west end, a partitioned office and large meeting room. At the east end is a reception area, smaller meeting room, and a sizeable kitchen/staff room with sliding glazed doors to the balcony.

Ladies' WCs, an accessible WC and a shower are within the suite. Mens' WCs are off the 5<sup>th</sup> Floor landing.

**BUSINESS RATES:** Rates payable 2018-19: £19,560. (The Rateable Value is £40,750)

#### TERMS

To let on a new sub-lease, security of tenure excluded, up to 29 March 2027 at £27 per sq ft + VAT.

#### VIEWING

By prior appointment through the joint agents:

Derek Walker - Ref: Hugh Warren

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Knight Frank - Ref: Martin Booth

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**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. **BA1 1JS**

**EPC:** Energy Performance rated at 50 in Band "B".

