

QUEEN SQUARE OFFICE

314 sq ft (29m²)

GROUND FLOOR FROM THE FRONT, 1ST FLOOR AT REAR



GROUND FLOOR REAR OFFICE SUITE 14 QUEEN SQUARE BATH

- **Prime city centre location**
- **Grade 1 Listed building**
- **Well-lit 2 two office suite**
- **Quiet outlook**

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14 Queen Square is a prominent corner building, with a particularly impressive frontage, in the prime central business area. Charlotte Street car park is within a short walk; there is also some metered parking around the square.

The suite available gives a quiet working environment but right in the central business area.

It comprises the rear extension to the ground floor, with a secure entrance from the rear lobby. The premises are first floor viewed from the rear car park.

Office 1: 3.03m x 3.55m with 2 windows and door to

Office 2: 3.13m x 6.45m with windows to west and south, with working shutters.

Off the main hallway there are shared WCs and a kitchen. Further WCs and a shower are elsewhere in the common parts.

BUSINESS RATES

Currently £Nil for a tenant having no other business premises. (If you do have other premises we can provide a rates estimate.)

SERVICE CHARGE

A service charge covers the cost of heating, lighting, and cleaning the common parts and external decoration together with insurance of the structure. These costs are shared by occupiers on a fixed percentage basis.

The rear suite has a security alarm installed. (The tenant will need to take out their own maintenance and monitoring contract if wanting to use the alarm.)

TERMS

Rent is **£7,000** per annum (no VAT) fixed for the remainder of the current lease ending in September 2022, security of tenure is excluded.

The lease is to be assigned.

The office has been recently repainted; the tenant is responsible for internal repair and decoration and the landlord takes responsibility for structural repair.

VIEWING

By prior appointment only, through the agents:

Derek Walker, Chartered Surveyors.

Telephone: 01225 448944. 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 wishing to inspect are advised to check availability before travelling from a distance.



Entrance from Queen Square

BA1 2HN