Derek Walker
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740 sq ft (69m^2)

4 ROOM SUITE IN A PRIME OFFICE LOCATION

3RD FLOOR
26 QUEEN SQUARE, BATH

- **In the centre of Bath's professional office area**
- **2 separate front rooms + 2 linked rear rooms**
- **Grade I Listed Building looking on to tree-lined square**
- **Wide staircase to all floors**
- **Gas central-heating**

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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.

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.

No.26 is in the grand John Wood terrace on the north side. A fine entrance hall leads to the wide staircase. The accommodation to let comprises:-

THIRD FLOOR

Office 1: (Front): 3.9m min x 4.48m
Office 2: (Front West): 3.2m x 3.4m
Office 3: (Centre):4.32m x 4.95m, connecting door to
Office 4: (Rear): 3.1m x 4.6m

Kitchen: shared with the 2nd floor: 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 742 sq ft (69m^2). 42 sq ft (4m^2) of this is of limited use being under 1.5m clear height.

BUSINESS RATES
Rates payable in 2019-20 for a business without other premises are **£Nil** or £4271.70 otherwise. (The rateable value of the 3rd floor is £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: £15,000 + 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 21% of the building insurance premium and utilities.

EPC: Energy Performance rated at 85 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 wishing to inspect are advised to check availability before travelling from a distance. **BA1 2HX**