

1,976 sq ft (184m²) TO LET CITY CENTRE OFFICES



5 PRINCES BUILDINGS GEORGE STREET, BATH

- **Three floors of offices in a prominent south facing building**
- **First floor L-shaped open-plan studio**
- **5 further offices + meeting room above**
- **Central business space with own facilities**

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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.

George Street runs east-west from Gay Street to the crossroads at the foot of Lansdown Road, and across the top of Milsom Street. Princes Buildings form a substantial Georgian terrace to the east of the pedestrian crossing. George Street has a mix of offices, shops, restaurants and estate agents.

The ground floor of No.5 is The Adventure Café. From the shared hallway stairs lead up to the offices:-

First Floor

Front Office: 6.24m x 6.16m, wide double doors to
Rear Office: 4.27m x 5.98m, with Venetian window.

Second Floor

Front Office: 4.31m x 6.15m, connecting door to
Rear Office/Meeting Room: 4.27m x 5.97m
Landing cupboard
Kitchen: 1.82m x 2.66m.

Third Floor

Front Office (E): 3.56m x 5.71m
Front Office (W): 2.6m x 4.43m
Rear Office (E): 3.44m x 5.6m
Rear Office (W): 3.08m x 3.19m

The offices have their own WCs: two on the 2nd floor and one on the 3rd floor.

Total Office Area: 1,976 sq ft (184m²)
+ 80 sq ft (7m²) below 1.5m height floor space.

BUSINESS RATES

Rates payable in 2020-21 are £11,191.75 (based on the rateable value of £22,250.)

LEASE TERMS

The offices are to let on a new lease for 4 or 8 years at £34,000 per annum.

Tenants are responsible for internal repair and decoration and a fair proportion of the landlord's building insurance premium and costs of repair and upkeep of the building and common parts.

VIEWING

By prior appointment only, through the agents:
Derek Walker, Chartered Surveyors.
Ref: Hugh Warren, hwarren@derekwalker.co.uk



EPC: Assessed at 56 in Band "C".

NOTE: We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those travelling to inspect are advised to check availability in advance. To view our privacy policy please visit www.derekwalker.com

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