

MEWS OFFICES TO LET
GROUND FLOOR
1,400 sq ft (130m²)



5-7 PULTENEY MEWS
BATH

- Quiet location behind Great Pulteney Street
- Only a few minutes' walk from the city centre
- “Listed” premises all in office use
- Mainly open-plan + meeting and private rooms

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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.

Pulteney Mews is a quiet road south of, and parallel to, Great Pulteney Street and next to the Recreation Ground. The city centre is just a few minutes' walk to the west. Pulteney Mews connects to the main road network via Edward Street and the Bathwick Hill roundabout.

This is a primarily residential road of mews houses but 5-7 is all in office use. The accommodation comprises:

GROUND FLOOR (1,400 sq ft – 130m²)

Entrance lobby with stairs to first floor.

Reception/Waiting Area: 2.21m x 4.48m leading to a short cross passage with doors to the offices either side, also **2 WCs**, **Kitchen:** 1.23m x 2.48m, and store cupboard.

Director's Office: (front east) 3.33m x 3.69m, with a glazed partition to

Office 2: 3.33m x 4.22m and door through to

Open-Plan Office: an "L" shape the full width and depth of the building: 12.31m x 4.31m + 4.41m x 8.12m. There are windows to front and rear.

BUSINESS RATES

The two floors are rated together. The ground floor tenant shall pay half the total.

Business rates payable in 2020-21 are **£9,543.38** for the ground floor. (The rateable value of the whole building is £38,250.)

TERMS

To let on a lease of up to 3 years, security of tenure excluded, or longer with a mutual break option after year 3.

Rent: £28,000 per annum.

Tenants are responsible for internal repair and decoration and for 50% of external decoration and building insurance, but are not responsible for the roof or main structure.

VIEWING

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

EPC: Energy Performance assessed 112 in Band "E"

NOTE: We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those travelling from a distance to inspect are advised to check availability in advance. To view our privacy policy visit www.derekwalker.com **BA2 4DS**



View NE along Pulteney Mews