

SOUTH PART OF CITY CENTRE

1ST FLOOR OFFICE SUITE + GALLERY

1,140 sq ft (106 m²) TO LET + CAR SPACE



ST JOHN'S COURT SOUTH PARADE BATH

- **Two large rooms + open-plan gallery office**
- **In a quiet position but close to the station**
- **Gas central-heating and own facilities**

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St John's Court is the former school house next to St John's Church off South Parade. The River Avon is nearby to the rear and Bath Spa railway station is within a short walk. To the front is Manvers Street car park.

The main entrance to the offices is from the front steps into a lobby and hallway with wide staircase to the first floor.

The First Floor suite comprises:

Main Office: 5.68m max x 7.78m. To the rear is a tea point and a WC. (There is shared use of a further WC on the lower ground floor.)

Front Office/Meeting Room: 5.61m x 4.39m into the wide bay window.

Gallery Studio Office: 5.7m max x 8.64m.

The offices have a good ceiling height, are well lit and centrally heated.

The parking space will be allocated in one of the front or rear parking areas.

BUSINESS RATES

Rates payable in 2021-22 are £7,485 (The rateable value is £15,000.)

TERMS

The suite is to let for a suggested term of 3 years, excluding security of tenure, or potentially longer with a mutual break option after the third year.

Rent: £19,000 per annum exclusive.

EPC: Energy Performance rated in Band "D".

VIEWING

By prior arrangement with the agents:
Derek Walker, Chartered Surveyors.
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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 travelling to inspect are advised to check availability in advance. To view our privacy policy please visit www.derekwalker.com **St John's Court BA2 4AF**