

1,000 sq ft (93m²) TO LET

FIRST FLOOR OFFICE SUITE



6 MONMOUTH PLACE BATH

- **Fully self-contained with own street entrance**
- **Very close to Charlotte Street public car park**
- **A short walk to Queen Square and central shops**
- **Mainly open-plan + 2 rooms**
- **Wood flooring throughout**

www.derekwalker.com

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.

From the NW corner of Queen Square Charlotte Street leads to the junction of Monmouth Place and the A4 Upper Bristol Road. Nos 5 - 6 are a modern building. The two ground floor "shops" are a dry cleaner's and tax accountants.

The large Charlotte Street public car park is very close by and there is some metered parking along Monmouth Place itself.

A separate street door opens into the lobby and staircase for the first floor offices, which extend over both ground floor units.

The ground floor lobby has an under stairs cupboard, security alarm panel and room for a bike.

Reception Office: 4.62m x 4.19m max with wide bay window, glass screen and sliding door to

Main Office: 7.3m max x 5.76m, well-lit by 4 windows

Rear Office: 5.72m x 5.38m.

Kitchen: 1.9m x 2m

WCs: the kitchen and the two WCs are accessed from the internal cross-passage.

BUSINESS RATES

There are currently 2 assessments totalling £12,850 rateable value. If reassessed as one, rates payable for an occupier without other premises should be under £2,000. We can give further information.

LEASE TERMS

The offices are to let on a new lease for a negotiable number of years, security of tenure excluded. Tenants are responsible for the interior and a share of the landlord's building insurance premium and fire alarm costs.

Rent: £20,000 per annum (no VAT)

EPC: Energy Performance rated at 63 in Band C.

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 travelling to inspect are advised to check availability in advance. To view our privacy policy please visit www.derekwalker.com **6 Monmouth Place: BA1 2AT**

