

## **PRIME 2 ROOM OFFICE SUITE**

**380 sq ft (35m<sup>2</sup>)**



### **SECOND FLOOR 33 GAY STREET, BATH**

- **Front multi-desk office with attractive outlook**
- **Rear office/break-out room with well-equipped fitted kitchen**
- **Slim panel LED lighting, gas-fired central heating**
- **Data cabling, Virgin fast broadband connected**

**[www.derekwalker.com](http://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.

Gay Street runs up from Queen Square to the Circus in Bath's prime business area. No.33 is in the lower part of the street, west facing and with a good outlook along Queen's Parade Place.

There is some metered car parking in Queen Square and the surrounding streets, and in Victoria Park nearby. The main Charlotte Street car park is 5 minutes' walk away.

No.33 is part of a Georgian terrace; the ground floor is Hamptons letting agents. The upper floors comprise 3 office suites; men's and ladies' WCs are off the 1<sup>st</sup> floor landing.

**Second Floor Front Office:** 4.58m x 4.45m with twin west facing windows.

**Rear Room:** 4.85m x 2.68m with fitted kitchen worktop across the east end including sink, built-in fridge, dishwasher and microwave.

### LEASE TERMS

The suite is to let on a new lease for 2 to 5 years, security of tenure excluded.

**Rent: £825 per month** (no VAT)

There will be a service rent to cover heating, lighting, building insurance, common parts cleaning and upkeep. Power sockets for this suite are paid for by the tenant via a separate meter. The service rent is **£125 per month**.

Virgin Media Business broadband can be transferred at cost (current contract £52+VAT per month).

### BUSINESS RATES

No rates are payable if these are the tenant's only business premises (or £2,245.50 otherwise; the rateable value is £4,500).

**EPC:** Energy Performance rated at 69 in Band "C".

### VIEWING

By prior appointment only, through the agents:  
Derek Walker, Chartered Surveyors.

Ref: Hugh Warren, [hwarren@derekwalker.co.uk](mailto: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](http://www.derekwalker.com)

**33 Gay Street BA1 2NT**

