

## **MEWS OFFICE BUILDING 1,000 sq ft (93m<sup>2</sup>) TO LET WITH A COURTYARD CAR SPACE**



### **24 CARRIAGE COURT CIRCUS MEWS, BATH**

- One of 8 mews properties round a cobbled courtyard
- Quiet but city centre location behind The Circus
- Allocated car space directly in front
- Self-contained office unit with gas central heating
- Well-fitted and with security alarm

**[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.

Circus Mews is a quiet street in the north part of Bath's main office area, extending up from Queen Square. Just to the south is The Circus. The central shopping streets are within a few minutes' walk, as is Charlotte Street public car park – reached on foot via Victoria Park.

The mews offices at Carriage Court are self-contained buildings arranged around a central cobbled courtyard. No.24 is in the north-east corner and comprises:-

#### GROUND FLOOR

**WC/Cloakroom** off the entrance hallway.

**Office 1:** 4.03m x 4.35m

**Store:** 1.87m x 1.19m.

**Office 2 / Meeting Room:** 2.89m x 4.8m

#### FIRST FLOOR

**Open-Plan Office:** 6.2m x 4.6m with wide opening to further 3m x 4.8m. Tall french windows to Juliet balcony. Main area includes kitchen space with built-in dishwasher and fridge.

**Store:** 1.21m x 1.73m.

**WC** off the landing.

#### SECOND FLOOR

**Office (West):** 3.01m x 3.2m max, 2.2m at mid height, on this attic floor, with large roof lights.

**Office (East):** 4.0m x 4.34m max, 2.2m at mid height.

#### PARKING

No.24 has a parking space in the courtyard immediately in front of the office.

A second space may be available at additional cost.

#### BUSINESS RATES

Following alterations the property is to be re-assessed. The agents can provide an estimate.

#### TERMS

24 Circus Mews is to let on a new lease, excluding security of tenure, for a term of 9 years with mutual break options at the end of years 3 and 6.

Tenants are responsible for the interior. The landlord maintains the exterior and the courtyard and recovers those costs via the service charge.

**Rent: £29,500 +VAT** per annum.

A 6 month rent deposit is held for each building.

Rents are RPI linked and the increase applied at the end of every second year.

#### VIEWING

By arrangement with Derek Walker, Chartered Surveyors. Hugh Warren:[hwarren@derekwalker.co.uk](mailto:hwarren@derekwalker.co.uk)

**EPC:** Energy Performance assessed 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 from a distance to inspect are advised to check availability in advance.

For our privacy policy see our website [www.derekwalker.com](http://www.derekwalker.com) **24 Circus Mews BA1 2PW**

