

FOUR ROOM OFFICE SUITE
590 sq ft (55m²) – TO LET
AVAILABLE ON FIXED SERVICE COSTS TERMS



THIRD FLOOR, 6 GAY STREET, BATH

- Professional offices in a prime business location
- New carpets and redecorated
- 4 rooms each with independent access
- LED lighting, Gas central heating, security alarm
- Shared use of rear garden with gate to Victoria Park

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 is in Bath's main professional office area and links The Circus with Queen Square. No. 6 is well placed just above the junction with George Street; the rear rooms look out over gardens towards Royal Victoria Park. The large Charlotte Street public car park is a short walk through Victoria Park.

The third floor suite comprises:

Front Office (S): 4.42m x 3.63m, with fireplace, window to Gay Street, large roof light and recessed wall cupboard.

Front Office (N): 2.31m x 3.30m

Rear Office (S): 3.94m x 5.41m with shelved cupboard, large roof light and good views from rear window.

Rear Office (N): 2.31m x 3.23m.

Also on the third floor is a tea-making area, shared with the second floor tenants.

Men's and ladies WC's are off the second floor landing.

SERVICES

The offices are centrally heated, with security and fire alarm systems. There is a separate entry phone button for each floor at the street entrance (on the outside and the inner doors).

TERMS

The suite is to let on a two or three year lease, excluded from the security of tenure provisions of The Landlord and Tenant Act.

Rent is payable at **£1,060** per calendar month. In addition a service rent of **£290** per calendar month will cover in full: - central heating, building insurance, all electricity, water charges, cleaning and servicing of common parts, fire precautions and security alarm, building and garden maintenance.

Tenants need only make arrangements for their own office cleaning and telecoms.

BUSINESS RATES

The 3rd floor is separately assessed. Rates payable in 2021-22 for tenants who do not have other business premises are **£Nil** or £2,944.10 otherwise. (The rateable Value is £5,900.)

EPC: Energy Performance assessed at 122 in Band E.

VIEWING

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

NOTE: measured to IPMS3-Office. 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 Gay Street BA1 2PH

