

SELF-CONTAINED CITY CENTRE OFFICES 1,630 sq ft (151m²) TO LET



4-5 LOWER BOROUGH WALLS, BATH

- **5 minutes' walk from Bath Spa station**
- **Private street entrance**
- **A range of room sizes on three floors**
- **Own facilities including shower**
- **Good daylight in all offices**
- **Gas-fired central heating**

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.

Lower Borough Walls is in the heart of Bath city centre, extending westwards from Stall Street opposite Marks & Spencer. Running on from Stall Street is the Southgate shopping centre, with the railway and bus stations just beyond. There are car parks below the shopping centre and at Avon Street.

The offices to let are on the south side of Lower Borough Walls, above Oxfam, and with their own street entrance. The front door leads to the private staircase.

Total net floor space: 146.5m² (1,577 sq ft) + 5m² (54 sq ft) below full height.

FIRST FLOOR

Front Office: 9.03m max width x 3.69m, originally two rooms now joined by a wide opening.

Rear Office (E): 4.42m x 3.49m max

Rear Office (W): 2.52m x 2.18m

SECOND FLOOR

Front Office (W): 4.41m x 3.68m

Front Office (E): 4.34m x 3.73m

Rear Office (E): 2.53m x 3.48m

Rear Office (W): 2.51m x 3.42m

THIRD FLOOR

Front Office (W): 4.44m x 3.2m min

Front Office (E): 4.36m x 3.2m min

Rear Office (W): 2.46m x 3.19m min

Kitchen: 2.5m x 3.2m min

WC & Shower. There is another WC on the 2nd Floor.

BUSINESS RATES

Rates payable in 2021-22 are £8,650.17 in total. Currently most of the rooms are separately assessed for rates. The agents can provide more information as this will be relevant to any tenant wishing to sub-let part.

TERMS

The offices are to let on a new lease at a rent of **£28,000** per annum.

Tenants are responsible for the interior and for reimbursing 60% of the building insurance premium, also for 60% of exterior maintenance and decoration (subject to a cap).

EPC: Pending assessment after new lights fitted.

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

4-5 Lower Borough Walls BA1 1QR

