

2 ROOM OFFICE SUITE TO LET 345 sq ft (32m²)



LOWER GROUND FLOOR 21 CHARLES STREET, BATH



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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.

Charles Street runs from Green Park up to the prime office area around Queen Square; only a few minutes' walk from the main city centre shops.

Nos.17-21 form a prominent late Georgian terrace, comprehensively refurbished in 2008. Opposite is the Apex hotel and conference centre.

The street entrance to No.21 leads into a hallway with stairs down to the Lower Ground Floor. The side gate on James Street West is the access to the rear of the terrace. There is a back door into 21; the lower ground floor suite is at ground level at the rear.

21A comprises two rooms, each with a walk-in store cupboard and twin windows. Heating is electric.

Front Office: 3.6m width x 4.35m. Tea point to be installed (or can be fitted in rear room if preferred).

Rear Office: 4.06m x 2.96m Rear windows have sliding security shutters. (Water and waste are available for fitting a sink or basin.)

There is shared use of the WC off the passage on this floor.

Store: an under-pavement store of 100 sq ft (9m²) is available if required.

Office Floor Area: 345 sq ft (32m²) measured in accordance with "IPMS-3 Office".

TERMS

To let on a new lease, security of tenure excluded, for 2 – 5 years.

Rent: £7,500+VAT per annum

There is a service charge to cover common parts cleaning, lighting and maintenance, water, fire alarm and building insurance. Electricity for the suite is sub-metered.

BUSINESS RATES

Rates payable in 2022-23 will be **Nil** for tenants having no other business premises (or £1,185.13 otherwise. The Rateable Value is £2,375).

EPC: Energy performance assessment pending.

VIEWING

By appointment with 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

21A Charles Street BA1 1HX



Front windows from Charles Street



Back door to No.21 and rear office windows