

MODERN OFFICE BUILDING

890 sq ft (83m²)

WITH 2 PARKING SPACES



MONTREUX HOUSE 18A JAMES STREET WEST BATH

- Self-contained two storey premises
- Constructed in 2009
- Forecourt parking
- Air-con + gas central heating
- Shower, Well-fitted kitchen
- A short walk from the city centre, close to Sainsbury's

www.derekwalker.com

James Street West runs eastwards, past Green Park Station and The Odeon, into the central shopping area. There is some on-street parking and Charlotte Street car park is only a few minutes' walk to the north. There are several offices and medical premises in this street along with private houses and modern student accommodation.

This office building adjoins a small residential development. It has its own forecourt parking for 2 cars.

Ground Floor: 4.5m office width at rear x 8.77m max depth. With tall front windows, glazed entrance door and wide rear window. A glazed partition divides the space into a front **reception** area and **office/meeting room:** 3.32 min x 4.12m depth with wall-mounted air-con unit.

To one side are **2 WCs** (one with **shower**) and, at the rear, a **Kitchen:** 2.38m x 2.97m, with door to a small outside area and path to the front.

First Floor Open-Plan Office: 7.05m x 6.13m with roof lights, air-con unit and front windows over the staircase.

BUSINESS RATES

Rates payable from April 2023-24 are **£6,029.58** if these are the tenant's only business premises or £7,235.50 otherwise. (The 2023 rateable value is £14,500.)

TERMS

The offices are to let for a negotiable period, excluding security of tenure. The tenant will be responsible for keeping the property in good repair and decorative order, and for reimbursing the landlord's building insurance premium.

Rent: £21,000 + VAT per annum.

VIEWING

By prior arrangement with the agents:
Derek Walker, Chartered Surveyors.
Ref: Hugh Warren hwarren@derekwalker.co.uk

EPC: Energy Performance assessed at 102 in Band E.

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 our website www.derekwalker.com

Montreux House BA1 2BT

