

## **BETWEEN QUEEN SQUARE & MILSOM STREET 633 sq ft (59-m<sup>2</sup>) OFFICES TO LET**



### **2<sup>ND</sup> FLOOR 1 NORTHUMBERLAND BUILDINGS QUEEN SQUARE, BATH**

- City centre offices with private street entrance
- Prominent corner position in Georgian terrace
- 3 offices including large front room
- Gas Central Heating and fine central staircase

**[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.

Northumberland Buildings is a grand Georgian terrace on the south side of Wood Street. Immediately to the west is Queen Square and the quality shopping in Milsom Street is just to the east. Across the square, off Charlotte Street, is the main public car park. There is metered parking in the square and nearby roads.

The offices comprise the second floor of No.1 with street entrance door from Northumberland Buildings.

**SECOND FLOOR** (633 sq ft – 58.8m<sup>2</sup>)

**Front Office 4:** 5.67m x 5.18m with front windows and east window looking along Quiet Street.

**Side Office 5:** 3.68m x 3.0m with door to

**Rear Office 6:** 4.18m x 3.44m and

**filing/store:** 1.53m x 2.43m

There are 2 WCs on the 2<sup>nd</sup> floor shared with the other office tenants.

### **BUSINESS RATES**

The offices are currently assessed together with the first floor. For tenants without other premises business rates relief is likely to be available.

### **TERMS**

To let on a new lease(s), excluding security of tenure, for a term of years to be agreed. There will be a rent review if the lease is longer than 4 years.

Tenants are responsible for internal repair and decoration, and a share of heating system and utilities, and reimburse a fair proportion of the landlord's costs of insuring and maintaining the building.

**Rent :** 2<sup>nd</sup> Floor: £12,500pa

**EPC:** Energy performance assessed at 96 in Band D.

### **VIEWING**

By arrangement with the agents:

Derek Walker, Chartered Surveyors.

Ref: Hugh Warren, [hwarren@derekwalker.co.uk](mailto:hwarren@derekwalker.co.uk)

**NOTE:** measured to IPMS3.2-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 our website [www.derekwalker.com](http://www.derekwalker.com)

**1 Northumberland Buildings BA1 2JE**

