



Chartered Surveyors

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OFFICES TO LET
240, 300 & 410 sq ft (22-88m² TOTAL)



11 MANVERS STREET, BATH

City centre offices near Bath Spa station

Available separately or in combination

First Floor front office

Open-plan 2nd Floor and 3rd Floor office

One car space may be available

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.

No.11 is on the west side of Manvers Street, the road leading north from Bath Spa station to Parade Gardens and the city centre shops. The building retains many period features and has high quality internal fittings.

There is a shared kitchen on the lower ground floor and WCs off the staircase landings, one with a shower.

There are fire and security alarms and gas central heating. The offices to let have been redecorated and have new carpets.

First Floor Front Office: (240 sq ft - 22m²)

5.58m max x 4.16m

Second Floor Open-Plan Office: (410 sq ft - 38m²)

8.72m x 5.59m max, 3.25m min. An L-shape with wider front and narrower rear part linked by a broad arched opening.

Third Floor Office: (300 sq ft – 28m²)

5.19m x 4.87m (at 1.5m height) or 7.11m full depth; There is a further 70sq ft (6.6m²) of floor space below 1.5m height.

TERMS

3rd Floor Rent: £5,250 per annum exclusive.

2nd Floor Rent: £8,000 pa

1st Floor Front Rent: £5,500 pa

Car space: one car space can be rented by a tenant taking at least two of the offices at **£2,800 per annum**

This will be a new tenancy, excluding security of tenure, for 2 or 3 years initially, or longer with a mutual break option.

Tenants keep the interior in good repair and decorative order. Other expenses are rolled up into a fixed service rent. This includes all heating, electricity, water, maintenance and cleaning of common parts, alarms, building insurance, and exterior repairs.

BUSINESS RATES

If these are the tenant's only business premises rates payable in 2023-24 are **£Nil** (or £5,489 otherwise; the Rateable Value is £11,000). The offices can be assessed separately if not let together.

EPC: Energy performance rated 73 in Band C.

VIEWING

By prior appointment only, through the agents:

Derek Walker, Chartered Surveyors.

Ref: Hugh Warren, 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

11 Manvers Street BA1 1JQ

