

## **OPEN-PLAN CITY CENTRE OFFICES**

**1,900 & 2,100 sq ft (176 & 195m<sup>2</sup>)**

**ADJOINING AND LINKED BUILDINGS**

**TO LET SEPARATELY OR TOGETHER**



### **4 & 5 PALACE YARD MEWS BATH**

- **3 storey modern offices each with a parking space**
- **Close to Queen Square and Charlotte St car park**
- **Gas central-heating + air-con**
- **Quiet but central location**

**[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.

Palace Yard Mews is a short road running north-south behind the west side of Queen Square, with offices on both sides. The north end is opposite the entrance to Charlotte Street public car park.

The location is right in the central business area of Bath but without the disturbance of busy traffic. Each building has a covered car space.

The offices are essentially open-plan on 3 storeys. A few partitions remain in place but could be removed. There are connecting doorways between Nos. 4 and 5 on all floors but these will be filled in if let separately.

Current lay-out provides on the ground floor reception and meeting/training rooms, with a WC, kitchen and shower. The first floor is open-plan office space; the second floor is part office and part kitchen/break-out area. Each side has a WC on the second floor.

FLOORSPACE SUMMARY	m <sup>2</sup>	sq ft
Ground Floor No.4	45.7	492
First Floor No.4	70.8	762
Second Floor No.4	58.0	624
Less than full height space	4.5	48
<b>TOTAL</b>	<b>179.0</b>	<b>1,926</b>
Ground Floor No.5	53.0	571
First Floor No.5	77.9	838
Second Floor No.5	62.7	675
Less than full height	4.4	47
<b>TOTAL</b>	<b>198.0</b>	<b>2,131</b>

**BUSINESS RATES**

Rates payable in 2024-25 for the two buildings together are £34,125 (Rateable Value is £62,500). To be reassessed if let separately.

**TERMS**

No.5 is to let on a new full repairing lease at **£42,000** per annum. (no VAT)

No.4 is to let at **£38,000** pa +VAT on 4 only.

**EPC:** energy performance assessed at 52 in Band C.

**VIEWING**

By prior appointment only, through the agents: Derek Walker, Chartered Surveyors. Ref: Hugh Warren, [hwarren@derekwalker.co.uk](mailto:hwarren@derekwalker.co.uk)

**NOTE:** Measured to IPMS 3.2 – Office. We have not tested equipment or services. Applicants should arrange for their own checks on working order or suitability. Those travelling from a distance to inspect are advised to confirm availability in advance. For our privacy policy see our website [www.derekwalker.com](http://www.derekwalker.com)

**4&5 Palace Yard Mews BA1 2NH**

