



Chartered Surveyors

6 Gay Street Bath BA1 2PH

Telephone (01225) 448944

Fax (01225) 44 89 27

Email info@derekwalker.co.uk

SINGLE FLOOR CITY CENTRE OFFICES

2,300 sq ft (214m²)



FIRST FLOOR 30-32 WESTGATE BUILDINGS BATH

- Prominent corner location in central Bath
- A range of offices or training rooms
- Potential for fully open-plan lay-out
- Self-contained with own WCs and kitchen
- Wheelchair accessible entrance and lift
- Gas-fired central heating and supplementary air-con

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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.

The offices are in the heart of the city centre, on the corner of Westgate Street and Westgate Buildings, looking out towards Kingsmead Square.

The ground floor is in retail use; the three floors of offices have their own entrance from Westgate Buildings with stairs and lift. Each floor is a self-contained suite with its own kitchen and WC facilities.

The First Floor provides a potentially open-plan area of 214 m² - 2,300 sq ft.

The current configuration has several partitions to create training rooms, private offices and admin areas. There is a small kitchen and 4 WCs. Also, inside the suite entrance, a wheelchair-accessible WC has been created by the last tenants.

The offices have plenty of good windows, suspended ceilings, perimeter desk height trunking, gas-fired central heating and air-con units.

BUSINESS RATES

Rates payable in 2020-21 are £9,481.
(The rateable value is £19,000.)

TERMS

To let on a new lease at **£50,000 per annum**

The tenant is responsible for the interior of the suite and pays a service charge to cover building insurance, external repair, common parts and lift maintenance.

EPC: Energy Performance rated at 106 in Band "E"

VIEWING

By prior appointment only, through the agents:
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.co.uk

First Floor 30-32 Westgate Buildings BA1 1EF

