

SINGLE FLOOR CITY CENTRE OFFICES

2,300 sq ft (214m²) OPEN-PLAN



FIRST FLOOR 30-32 WESTGATE BUILDINGS BATH

- **Prominent corner location in central Bath**
- **Fully open-plan layout**
- **Self-contained with own facilities including new accessible WC**
- **Wheelchair accessible entrance and lift**
- **Gas-fired central heating , new shower**

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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 an open-plan office area of 214 m² - 2,300 sq ft.

All internal partitions have recently been cleared. The suite has a new accessible WC, two further WCs and a separate shower.

The offices have plenty of good windows, suspended ceilings with LED lighting, and gas-fired central heating.

BUSINESS RATES

Rates payable in April 2023-24 are £14,595.75.
(The rateable value is £29,250.)

TERMS

To let on a new lease at **£48,000+VAT 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 80 in Band "D"

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

