





## TO LET

# Recently refurbished offices behind Queen Square

### LOCATION

Bath is a popular commercial centre attracting a wide range of businesses as well as being a renowned retailing and tourism destination. The city has a residential population of over 108,000 and annual visitor numbers exceeding 6.25 million. Bath is served by excellent transport connections, junction 18 of the M4 being approximately 10 miles north of the city. Additionally, Bath Spa train station connects to Bristol Temple Meads and London Paddington, with the latter taking a journey time of 1 hour.

### SITUATION

Palace Yard Mews is located in the Georgian quarter of Bath, an area of the city well known for its proximity to independent cafés and restaurants, while also being close Bath Spa train station and local car parking. Palace Yard Mews is situated to the rear of Queen Square west and connects Charlotte Street with Monmouth Place. The property is 40 meters from Charlotte Street car park, the city's principle car park location, which provides 1,200 car parking spaces. 8 Palace Yard Mews is a short walk from Bath Spa train station. The property is also a short distance from the end of the Bristol and Bath Railway (cycle) Path, at Brassmill Lane.

8, Palace Yard Mews, Bath BA1 2NH



### DESCRIPTION

The premises provide a mixture of cellular and open plan accommodation over, 3 floors with good levels of natural light offering a modern pleasant working environment. The offices have been recently renovated by the current tenant and the kitchen includes an oversized island to stimulate collaborative working.

The offices further benefit from:

- 2x Car parking spaces
- Solid floor
- LED lighting
- Male and female WC facilities on the ground and first floors
- Large kitchen and seating area
- Meeting rooms
- Break out space
- Alarm system
- Intercom

### ACCOMMODATION

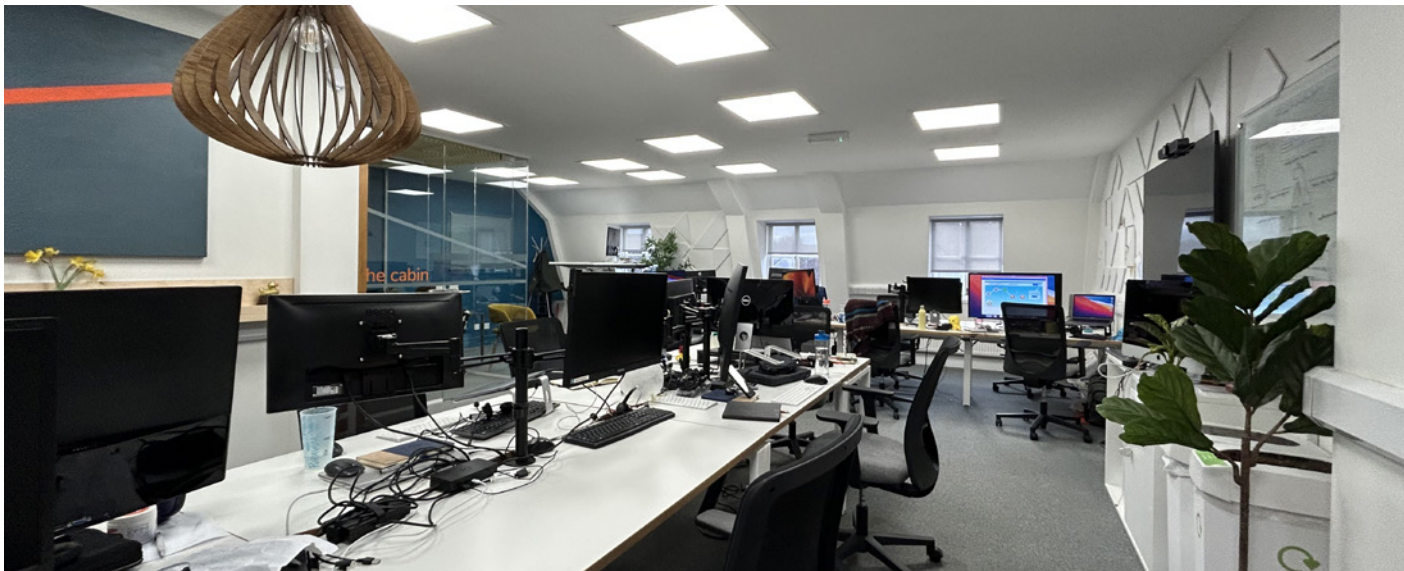
The property benefits from the following Net Internal Floor Areas:-

|                       |                 |                    |
|-----------------------|-----------------|--------------------|
| Ground Floor - Office | 61.83 Sq M      | 665 Sq Ft          |
| First Floor - Office  | 75.09 Sq M      | 808 Sq Ft          |
| Second Floor - Office | 81.93 Sq M      | 882 Sq Ft          |
| <b>Total</b>          | <b>218 Sq M</b> | <b>2,355 Sq Ft</b> |

All figures taken in accordance with IMPS 3 (incorporating the Code of Measuring Practice 6th Edition)

### TENURE

Premises are available to let by way of a new, FRI lease at a commencing rent of £59,000 PA ex VAT.





## EPC

The property has an EPC rating of 94 D.

## RATING ASSESSMENT

|                |         |
|----------------|---------|
| Rateable Value | £42,250 |
| UBR (23/24)    | 0.499   |
| Rates Payable  | £21,125 |

We recommend interested parties make their own enquiries with the Valuation Office.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred.

## FOR FURTHER INFORMATION

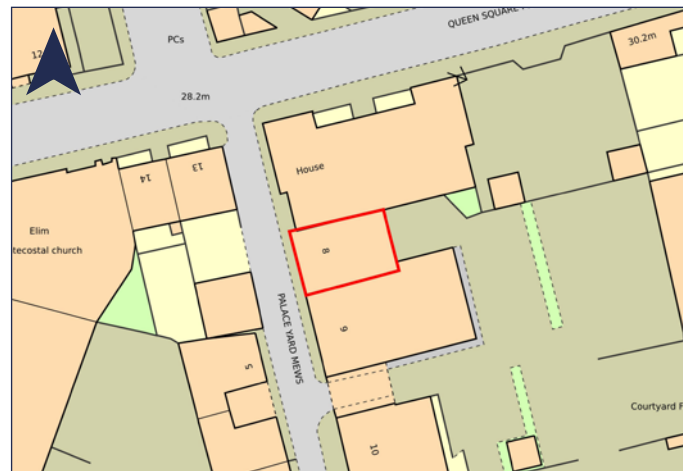
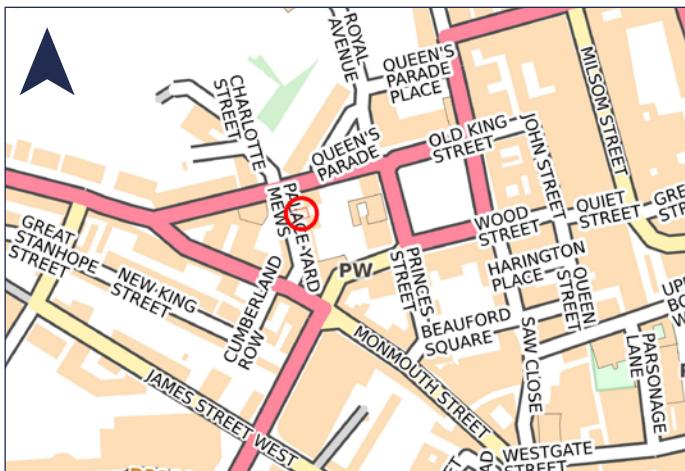
**Nathan Clark**

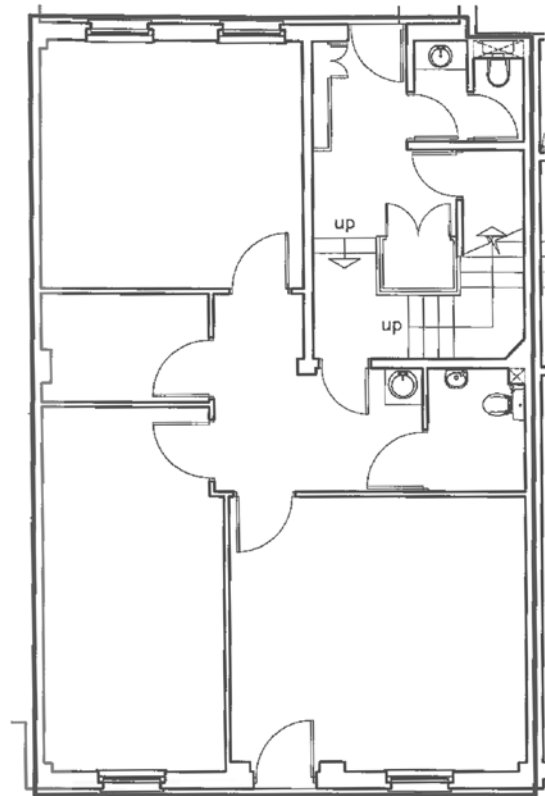
01225 904704 / 07983 460230  
 nathan.clark@csquaredre.co.uk

**Adam Sheward**

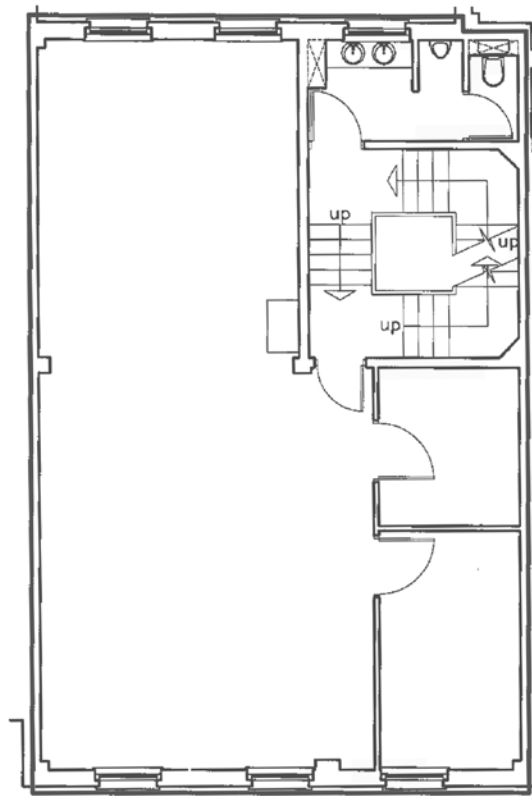
01125 904704 / 07930 996607  
 adam.sheward@csquaredre.co.uk

**SUBJECT TO CONTRACT**

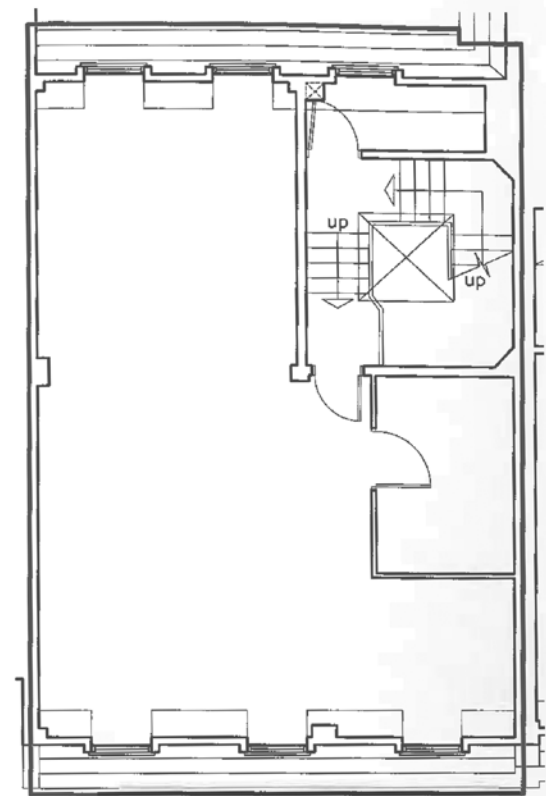




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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