



11 Laura Place, Bath, BA2 4BL

Offices Available To Let - £23,000 pa, excl VAT

COOPER
AND
TANNER

11 Laura Place

Bath

BA2 4BL To Let- £23,000 pa

Description

Located in a prominent central position in Bath, this first-floor office suite provides approximately 942 sq ft of well-presented accommodation.

The suite is arranged as four separate office rooms, offering a flexible layout suitable for a single occupier requiring a combination of private offices and meeting space. The configuration also provides the option for subletting individual rooms if required.

Each office benefits from large sash windows, allowing for good levels of natural light throughout, and the property retains attractive period features in keeping with the character of the building.

The suite is supported by a separate kitchenette and private WC facilities, enabling fully self-contained occupation. Overall, the space provides a practical and adaptable working environment in a well-established office location.

Location – W3W ///neck.wisely.slowly

The property occupies a prominent position on the roundabout at Laura Place, within a short walk of the center of Bath. There is ample on-street parking available in the immediate vicinity, and the property benefits from good accessibility by road, with convenient links to the M4 motorway. Public transport connections are also readily available, with local bus routes nearby and Bath Spa railway station within walking distance.

VAT

We understand the property is not elected for VAT.

Tenure & Tenancy Information

The asking rent is predicted on a lease on broadly the following terms:

- Immediately available on a new lease
- Full repairing and insuring equivalent basis
- Rent Review at the 3rd anniversary
- Lease to be excluded from the provision of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Deposit subject to references/ credit checks.

Energy Performance Certificate

D/90. Available upon request.

Services and Fixtures & Fittings

We understand that each of the parts are connected to separate utilities. Mains water and electricity. No tests have been carried out on any appliances or services at the premises and neither the vendors nor their agents give any warranty as to their condition. All fixtures, fittings and trading equipment are specifically excluded unless mentioned in these particulars.

Planning

Interested parties should rely on their own enquiries in respect of any planning history, opportunities and existing consented uses and works with the local planning authority.

Rateable Value

£12,500 Rateable Value (not rates payable). Interested parties should make their own investigations into rates reliefs.

Viewings

By appointment only through the sole agents **Cooper and Tanner 1908 Limited – 03450 34 77 58**





ENQUIRIES / VIEWINGS:
 Commercial Department
 0345 034 7758 / Commercial@cooperandtanner.co.uk
www.cooperandtanner.co.uk

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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