



CSquared

TO LET

First & Second Floors, 34 Southgate Street /
1 Somerset Street, Bath, BA1 1TS





TO LET

Office Suite Close to Bath Spa Station

LOCATION

Bath is an internationally renowned and historic city located in North East Somerset, approximately 12 miles south-east of Bristol and 10 miles from Junction 18 of the M4 motorway via the A46. The city benefits from excellent transport connectivity, with regular rail services from Bath Spa station providing direct links to Bristol Temple Meads and London Paddington.

SITUATION

34 Southgate Street occupies a prominent corner position at the junction of Southgate Street and Somerset Street, in the heart of Bath city centre. Southgate Street is a well-established commercial thoroughfare, with SouthGate shopping centre directly opposite and a range of shops, cafés, restaurants and other amenities within the immediate vicinity. Bath Spa railway station and the bus and coach station are also within close walking distance, providing convenient public transport connections. A number of public car parks are available nearby, including the SouthGate and Avon Street car parks.

DESCRIPTION

The premises comprise a suite of six office rooms arranged over the first and second floors, accessed via a private entrance from Somerset Street. The accommodation is predominantly cellular in layout, with three rooms on each floor together with WC facilities and a kitchen area within the circulation space.

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ACCOMMODATION

First Floor Office	48.31 Sq M	520 Sq Ft
Second Floor Office	48.50 Sq M	522 Sq Ft
Total	96.81 Sq M	1,042 Sq Ft

RENT

A guide rent of £18,000 per annum, exclusive of VAT.

TENURE

The premises are available to let on the basis of a new effective full repairing and insuring lease, terms to be agreed.

EPC

The property has an EPC rating of 61 (C), valid until July 2033.

BUSINESS RATES

Rateable value (2026)	£15,000
UBR	0.432
Rates Payable	£6,480

We recommend any interested parties make their own enquiries to Bath & North East Somerset Council (01225 477000) to verify these figures.



VAT

Rent is quoted exclusive of VAT. VAT may be applicable.

ANTI-MONEY LAUNDERING

As a requirement of the Money Laundering Regulations 2017, tenants will be requested to provide proof of identity documentation at the point of agreeing terms.

LEGAL COSTS

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

FURTHER INFORMATION

Viewings can be arranged through the sole agents at CSquared.

Emily Dagg

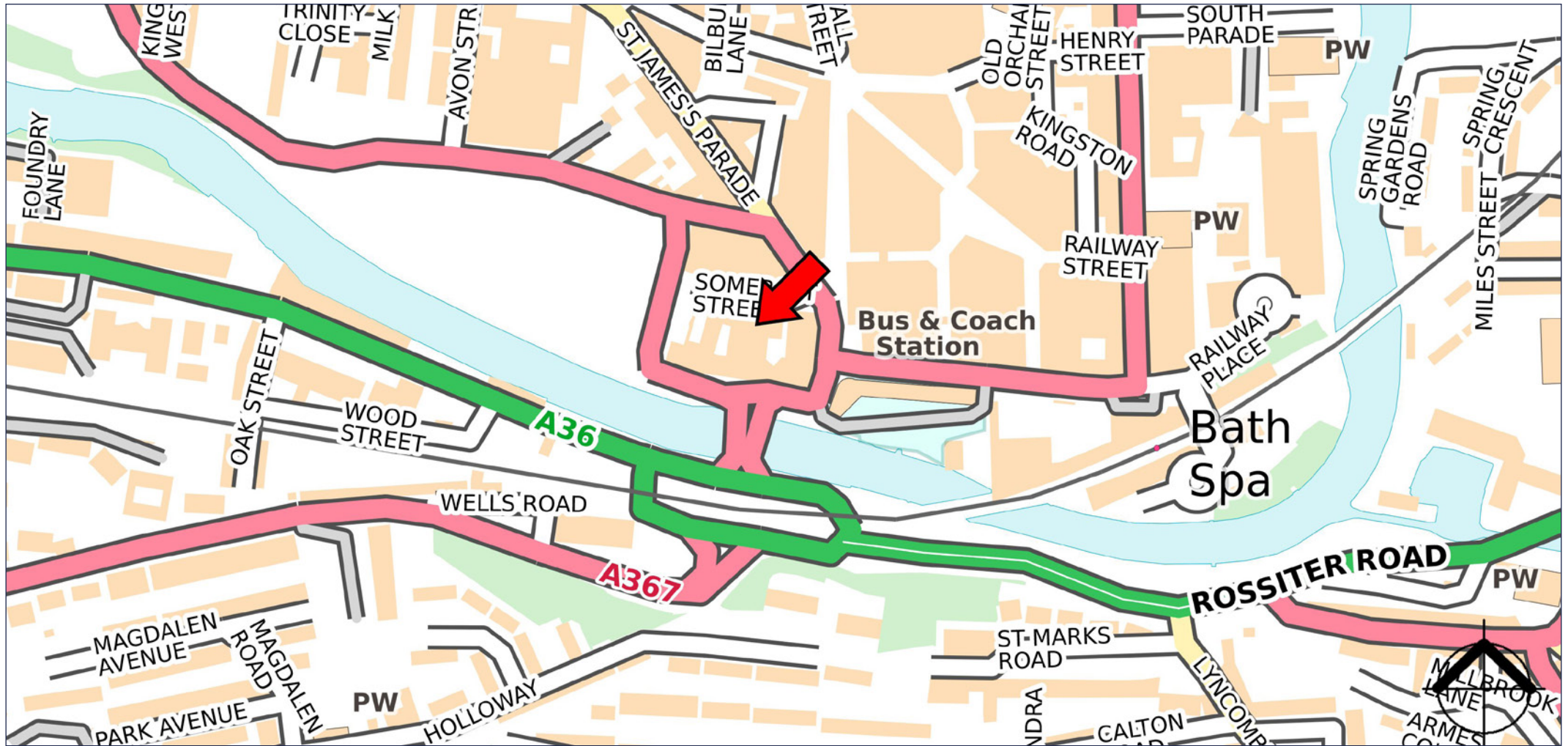
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Important notice: These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing CSquared has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997, VAT may be levied on the rent or sale price.

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