





TO LET

First Floor Office

LOCATION

Bath is a city renowned for its attractive architecture, unique retail offering & world heritage status. Bath and North-East Somerset has a residential population of 193,400 and annual visitor numbers exceeding 6.25 million, according to the last Visitor Impact Report 2018. Bath is served by excellent transport infrastructure, junction 18 of the M4 being just 10 miles to the north via the A46. Train journeys to Bristol are just 12 minutes, with travel to London Paddington approximately 1 hour 20 minutes.

SITUATION

Laura Place comprises a square of four grand terraces with central fountain at the south-west end of Great Pulteney Street. The city centre shopping streets are immediately to the west via Pulteney Bridge. Bath Spa Train Station is approximately 1 mile from the property.

DESCRIPTION

The premises are accessed through a shared entrance from Laura Place and comprise office accommodation split into 4 suites with additional storage. W/C and kitchenette facilities are located on the first-floor landing. All office suites benefit from great levels of natural light with large sash windows at the front and rear of the premises.

First Floor, 11 Laura Place, Bath, BA2 4BL

ACCOMMODATION

First Floor Office	87.5 Sq M	942 Sq Ft
Total	87.5 Sq M	942 Sq Ft

The accommodation has been measured on a net internal floor area basis in accordance with IPMS (Offices).

TENURE

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

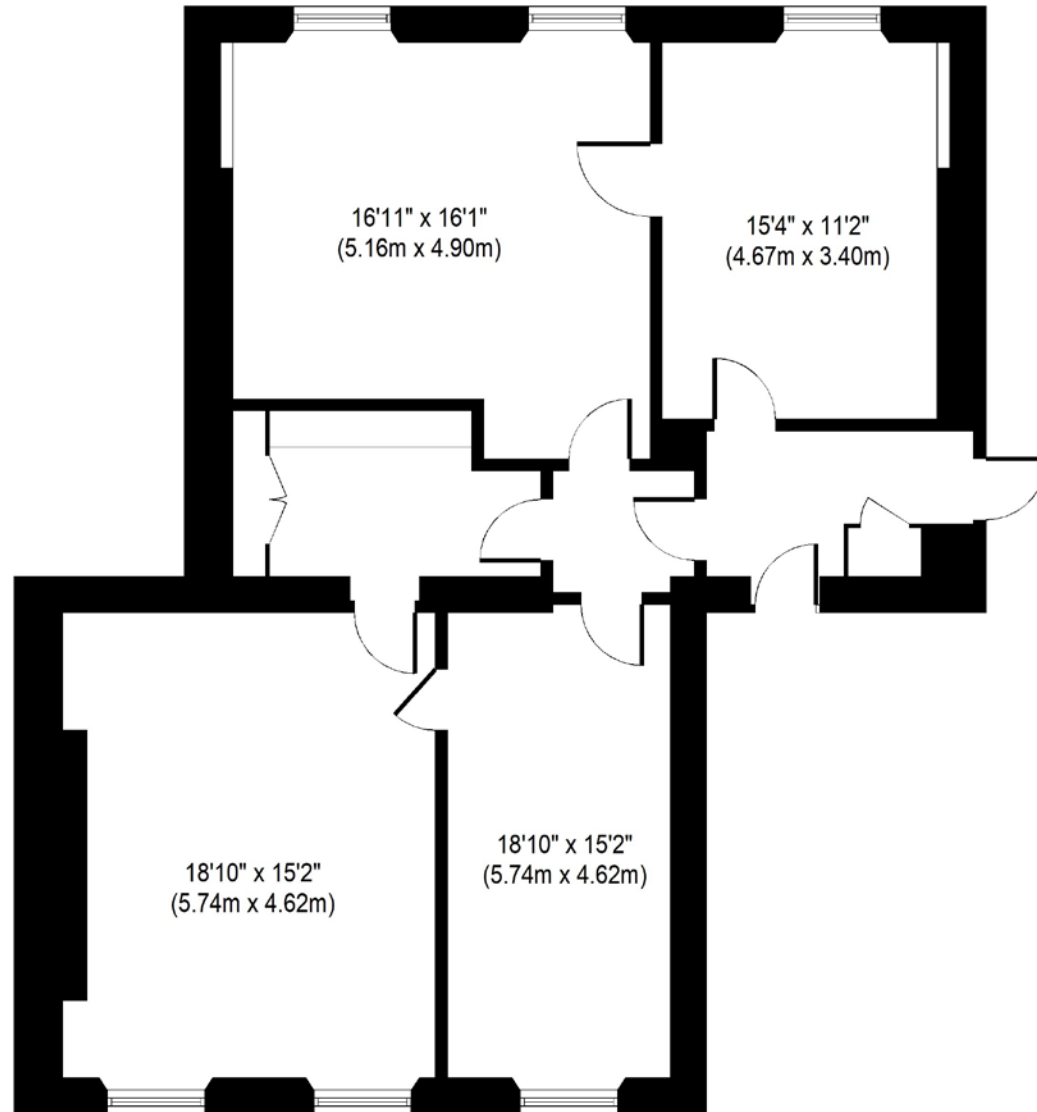
RATING ASSESSMENT

Rateable Value (24/25)	£11,750
UBR (24/25)	0.499
Rates Payable	£5,863.25

Rates payable may be subject to small business rate relief eligibility.

We recommend any interested parties make their own enquiries with the Rating Authority to verify rates payable considering their particular circumstances.





First Floor



RENT

£23,000 per annum, excl of VAT

EPC

D go.

VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party to bear their own costs

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agents at CSquared,

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