

BETWEEN QUEEN SQUARE & MILSOM STREET

590 - 2,070 sq ft (55-192m²) OFFICES TO LET



1 NORTHUMBERLAND BUILDINGS QUEEN SQUARE, BATH

- **City centre offices with private street entrance**
- **Prominent corner position in Georgian terrace**
- **A range of office sizes with large front rooms**
- **Gas Central Heating and fine central staircase**

www.derekwalker.com

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.

Northumberland Buildings is a grand Georgian terrace on the south side of Wood Street. Immediately to the west is Queen Square and the quality shopping in Milsom Street is just to the east. Across the square, off Charlotte Street, is the main public car park. There is metered parking in the square and nearby roads.

The offices comprise the three upper floors of No.1 and have their own entrance door from Northumberland Buildings.

FIRST FLOOR (590 sq ft – 54.8m²)

Front Office 1: 5.7m x 5.15m with 3 large sash windows to the street.

Rear Office 2/kitchen: 2.61m x 4.0m

Rear Office 3: 3.1m x 4.4m max

SECOND FLOOR (633 sq ft – 58.8m²)

Front Office 4: 5.67m x 5.18m with front windows and east window looking along Quiet Street.

Side Office 5: 3.68m x 3.0m with door to

Rear Office 6: 4.18m x 3.44m and **filing/store:** 1.53m x 2.43m

THIRD FLOOR (848 sq ft – 78.8m²)

Front Office 7 (west): 3.22m max x 5.22m.

Front Office 8 (east): 2.26m min x 5.22m.

Side Office 9: 2.4m x 2.7m.

Open-plan Rear Office 10: 5.8m x 8.49m max

There are 2 WCs on the 2nd floor.

BUSINESS RATES

The offices are currently assessed room by room. Total rates payable in 2023-24 are £14,570.80 (based on the 2023 combined rateable value of £29,200.) For tenants of parts full business rates relief may be available.

TERMS

To let on a new lease(s), excluding security of tenure, for a term of years to be agreed. There will be a rent review if the lease is longer than 4 years.

Tenants are responsible for internal repair, decoration, heating system and utilities, and reimburse a fair proportion of the landlord's costs of insuring and maintaining the building.

Rent for the whole: £37,500 per annum.

Or 1st Floor: £13,000pa

2nd Floor: £12,500pa

3rd Floor: £13,000pa

EPC: Energy performance assessed at 96 in Band D.

VIEWING

By arrangement with the agents:

Derek Walker, Chartered Surveyors.

Ref: Hugh Warren, hwarren@derekwalker.co.uk

NOTE: measured to IPMS3-Office. 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.com



1 Northumberland Buildings BA1 2JE