

# Queen Square House, Queen Square Place, Bath, BA1 2LL

PERIOD OFFICES - PRIME LOCATION ON QUEEN SQUARE

1,400 - 2,741 sq ft - Partially fitted offices with secure rear car park



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## LOCATION - BA1 2LL

Queen Square House is situated in the heart of Bath's historic City Centre and occupies a prominent position on the corner of Queen Square Place and Charlotte Street, opposite the Charlotte Street Car Park (1,050 spaces).

The property benefits from excellent transport links, with Bath Spa railway station & Bath bus station only 0.6 miles and Bath City Centre 0.2 miles away.

### Description

Queen Square House is a Georgian style building providing open plan office accommodation across 3 floors with lift access and communal WCs.

The offices provide contemporary open plan accommodation to the following specification:

- The courtyard floor benefits from 22 x desks, 4 x meeting rooms, kitchens with white goods, comms room and demised shower. Available immediately.
- Suspended Ceilings with LED lighting.
- Raised access floor and fibre lease line provision.
- Shower provision and secure bike storage.
- Open plan office accommodation with excellent natural lighting.

### Office Floor Area (NIA)

| Floor           | Area (Sq ft) | Area (Sq M) | Car Parking |
|-----------------|--------------|-------------|-------------|
| Ground Floor    | 1,400 sq ft  | 130 sq m    | 1 space     |
| Courtyard Floor | 2,741 sq ft  | 255 sq m    | 3 spaces    |

### Tenure

The offices are available via new leases directly from the landlord for a term of years to be agreed.

Consideration may be given to flexible lease terms.

### Quoting Rent & Service Charge

Upon Application to the joint agents,



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Courtyard floor fit out



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# Surround yourself with Bath's brilliant food & café scene

WITHIN 2  
MINUTES WALK  
25+ COFFEE / CAFÉ /  
BAR / RESTAURANTS



**BATH IS THE  
UK'S MOST  
FAMILY  
FRIENDLY  
CITY**



Source:  
MoneySuperMarket

**BATH IS THE  
UK'S MOST  
PROGRESSIVE  
CITY** WITH BRISTOL #2

Trends measured include:  
gender pay gap, recycling rates,  
voter turnout, number of vegan  
and vegetarian restaurants,  
number of ultra-low emission  
vehicles, and number of women  
in local government

**BATH HAS  
TWO LEADING  
UNIVERSITIES AND  
BATH COLLEGE IS  
ONE OF THE TOP  
10% FE COLLEGES**  
in England for employer  
satisfaction



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### **Business Rates**

#### **Ground floor**

Rateable Value £37,000

Rates Payable 25 / 26 £15,988 per annum (£11.42 per sq ft).

#### **Courtyard floor**

Rateable Value £50,500

Rates Payable 25/26 £21,818 per annum (£7.96 per sq ft).

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suite.

### **Use**

Use Class E commercial (formerly B1 Offices).

### **EPC**

C57

### **VAT**

All figures quoted are exclusive of VAT.

### **Legal Costs**

Each party to bear their own legal costs.

## **CONTACT**

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