

Preliminary Details



**CUSHMAN &
WAKEFIELD**

**HIGH QUALITY
OFFICES TO LET
17,007 SQ FT (1,580.40 SQ M)**



Kings Court, Bath

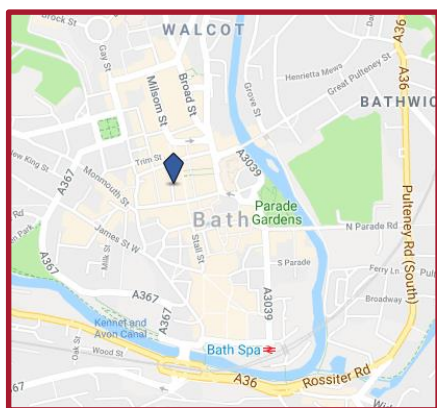
- Newly refurbished open plan office accommodation
- Prime location in the heart of Bath's City Centre
- Part Second and Third floors available

HIGH QUALITY OFFICES TO LET 17,007 SQ FT (1,580.40 SQ M)

LOCATION

Kings Court is a Grade II Listed building situated in the heart of Bath city centre. Located on Parsonage Lane, the purpose built office accommodation, falls within Bath's Conservation Area, with close proximity to the city's famous tourist attractions and a 10 minute walk from Bath Spa train station.

Local amenities are a short walk away, with Sawclose home to an array of restaurants, Kingsmead Square with various cafes and Kings Court itself overlooking Bath's renowned shopping area on Union Street and Milsom Street.



Sat nav ref: BA1 1ER

RENT

Available on application.

BUSINESS RATES

The rates payable are approximately £7.58 psf. However, we advise you make your own enquiries in this regard.

SERVICE CHARGE

Available on application.

TERMS

The offices are available by a way of a new fully repairing and insuring lease from the landlord at a rent to be agreed.

Subject to Contract. The content of this document is believed to be correct at the date of publication, however the Company accepts no responsibility or liability for (or makes any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. April 2019. cushmanwakefield.com

DESCRIPTION

The available floors in Kings Court will be refurbished to provide the following high quality specification;

- Impressive reception area with commissionaire
- Redecorated, open plan office space
- LED lighting in a mineral fibre ceiling with perimeter down lights
- Air conditioning
- Raised floor
- WCs and shower facilities
- New carpet throughout

ACCOMMODATION

	Sq ft	Sq m
Part 2 nd floor	5,593	519.60
3 rd Floor	11,414	1060.80
Total	17,007	1,580.40

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

EPC

The property has been assessed as having an EPC rating of 88 (D).

For further information please contact:

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Or alternatively contact out joint agents
Carter Jonas