



6-8 Cotterell Court
Monmouth Place
Bath
BA1 2NP

Quirky City Centre Offices To Let
Approximately 187.30 Sq M (2,015 Sq Ft)

- Quirky Industrial Feel Offices
- Central Location Within Bath
- South Facing Rear Courtyard Area
- Potential for Split Industrial/Studio and Office Use

LOCATION

The property is located on Monmouth Place to the west of the City Centre on Monmouth Place, which connects into the A4 Upper Bristol Road from the A367. The property is within the City Centre Conservation Area.

Bath Spa Train Station has direct trains to both Bristol (c12 minutes) and London Paddington (c1 hour 30 minutes) while Bath enjoys good road links to the Bristol via the A4, South Coast via the A36 and Junction 16 of the M4 via the A46.

Bath is a UNESCO World Heritage City of international repute with an approximate population of 88,859 (2011 Census). The town is a regional hub for retail and leisure and one of the United Kingdoms most visited cities in terms of tourist numbers. With two Universities and an established business community, Bath is also a centre for innovation and technology as the city boasts one of largest percentages of entrepreneurs per capita of the population.

DESCRIPTION

The property features accommodation spread over three floors, with an external rear courtyard area. The ground floor features two large rooms which are suitable for either office or studio use. The first floor has a similar layout, although this space is most suitable as offices. The second floor features a good sized office room with a mezzanine area together with a kitchen and two wc's.

The space would be ideal as a creative and quirky office space, or potentially for use as a studio or workshop, subject to planning.

RENTAL

£28,000 per annum exclusive.

ACCOMMODATION

The premises extend to the following approximate floor areas:

ACCOMMODATION	Sq M	Sq Ft
Ground Floor	75.01	807
First Floor	84.21	906
Second Floor	28.08	302
TOTAL	187.30	2,015

The property has been measured using IPMS 3: Office in accordance with RICS Property Measurement 1st Edition. In order to comply with dual reporting obligations, the NIA measurement is approximately 181.26 Sq M (1,951 Sq Ft).

TERMS

The property is available by way of a new lease for a term of years to be agreed.

RATEABLE VALUE

Rateable Value: £18,000

Rates Payable (2017/2018): £8,622

This is an estimate only and takes no account of possible transitional adjustment.

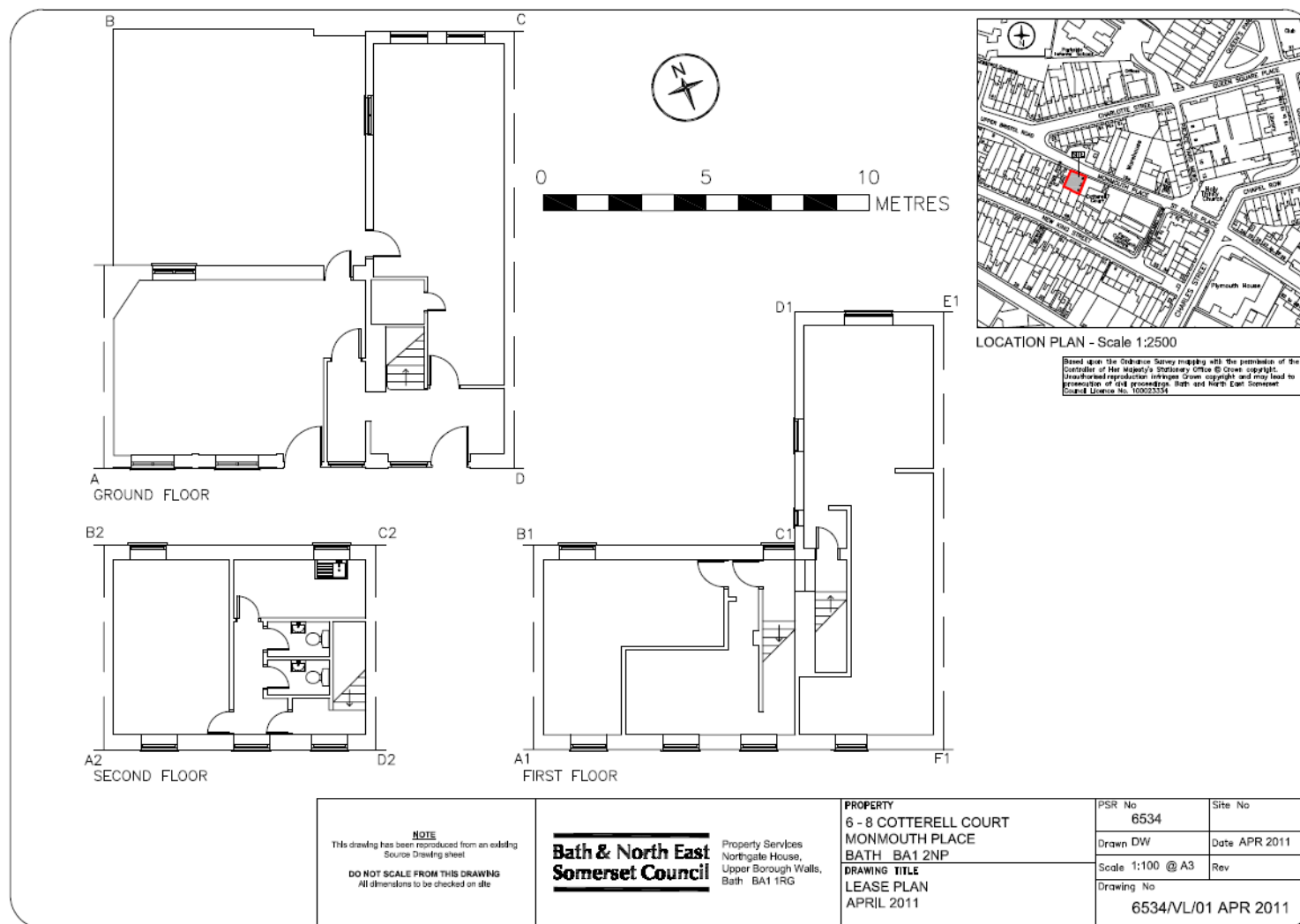
VAT

Figures are exclusive of VAT, if applicable.

ENERGY PERFORMANCE CERTIFICATE

Awaiting.

SUBJECT TO CONTRACT



Carter Jonas

Tom Parker MRICS

01225 747275

tom.parker@carterjonas.co.uk

St James House, The Square, Lower Bristol Road, Bath, BA2 3BH

carterjonas.co.uk

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