

Preliminary Marketing Details - Offices To Let

Westpoint, James Street West, Bath, BA1 2DA

2nd Floor - 3,517 sq ft with 2 car parking spaces



Location - BA1 2DA

Bath is a destination of International repute and a premier location in which to live and work. Bath is an important regional office centre and is home to occupiers such as Chase de Vere, DC Thompson, Amdocs, Withy King, Fidelius, & BMT.

The property is located at the junction of Avon Street and James Street West in Bath City Centre, approximately 5 minutes from Bath Spa Railway Station which provides a half hourly service to London Paddington in 90 minutes.

Description

The property comprises a modern four storey building with retail accommodation on the ground floor and separate ground floor main reception serving the office space above.

Specification

The 2nd Floor provides modern open plan offices with comfort cooling, perimeter trunking, suspended ceilings and lift access from the ground floor reception.

Car Parking

The office suite is available with 2 onsite parking spaces in the rear surface level carpark.

Viewing & Further Information

Chris Meredith
cmeredith@savills.com
0117 910 2216

Harry Allen
hrallen@savills.com
0117 910 2356

savills.co.uk

Office Floor Area (NIA)

Floor	Area (Sq ft)	Area (Sq M)
2nd Floor	3,517 sq ft	326.74 sq m

Tenure

Available via a New Full Repairing & Insuring Lease directly from the Landlord for a term of years to be agreed.

Quoting Rent & Service Charge

Upon application to the sole agents.

Business Rates

Rateable Value: £56,500

Rates Payable 2018/19: £27,855 per annum (£7.92 per sq ft).

VAT

All figures quoted are exclusive of VAT.

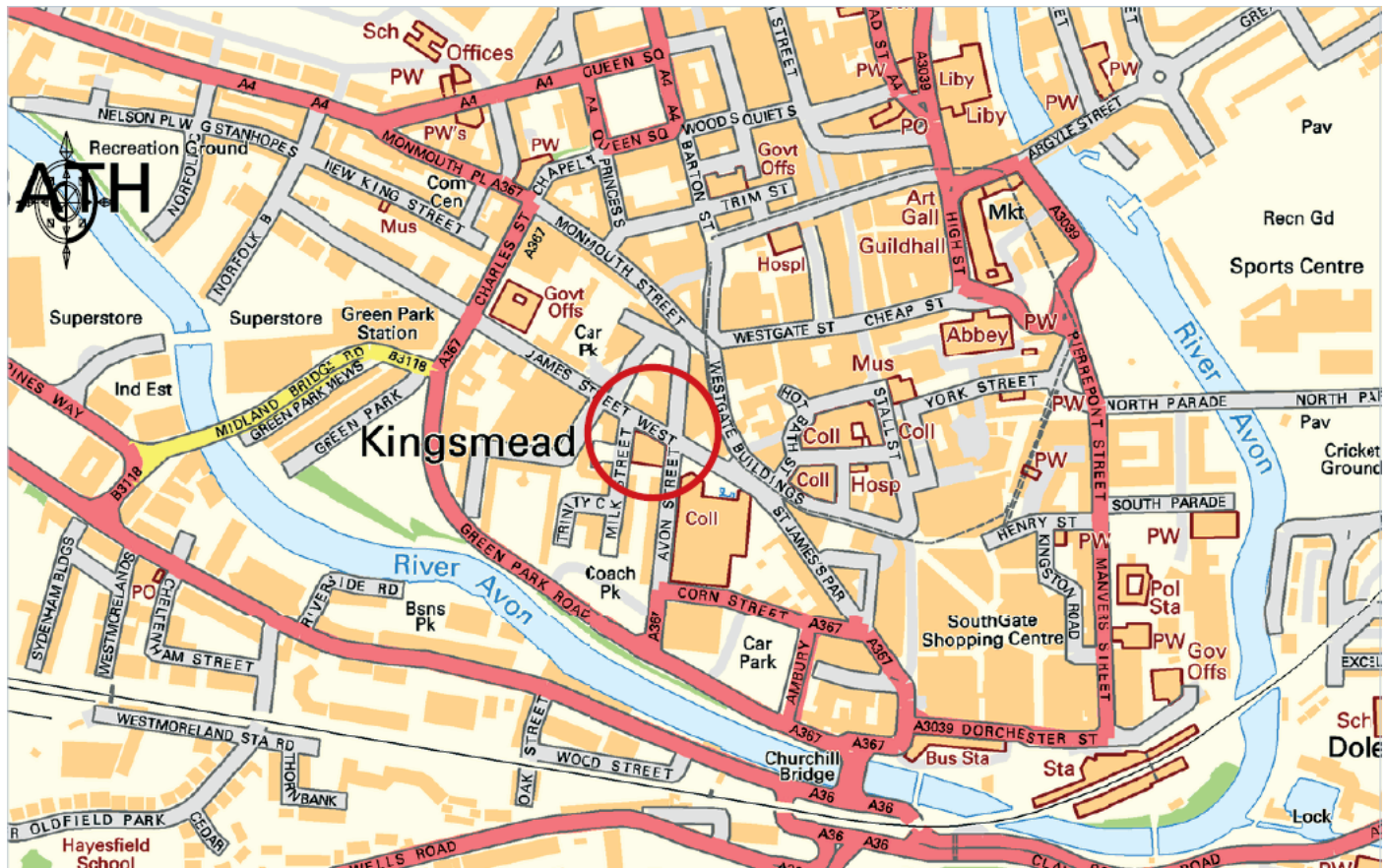
EPC - Undergoing assessment.

Use -B1 Offices.

Legal Costs

Each party to bear their own legal costs.





Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

October 2018

