



**First Floor Offices
2 Queens Parade
Bath
BA1 2NJ**

**Prime Office Accommodation, Just off
Queen Square.**

Approximately 635 Sq Ft (58.96 Sq M)

- **Central location, adjoining Royal Victoria Park**
- **Close Prime Shopping and Public Car Parks**

LOCATION

Bath is a UNESCO World Heritage Site and is an internationally renowned tourist destination attracting almost 5 million tourists a year.

The property is located on Queens Parade, just off Queen Square and the entrance to Royal Vicotra Park. There is short-stay parking outside, and the main Charlotte Street car park behind the property. Bath Spa Rail Station and bus stations are approximately a 10 minute walk away.

DESCRIPTION

The accommodation is arranged over two rooms on the first floor. The property includes shared kitchen and a W/C.

RENTAL

Year 1 - £12,750; Year 2 - £13,750;
Year 3 to 5 - £14,750 per annum exclusive

Carter Jonas

ACCOMMODATION

The accommodation is set over one floor.

First Floor	58.96 Sq M	635 Sq Ft
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TERMS

A new lease will be available for a term to be agreed. The tenant to be responsible for internal repairs along with a service charge for the building.

LEGAL COSTS

All parties will be responsible for their own legal costs.

BUSINESS RATES

First floor ratable value —£10,750

Rates Payable—£5,869.50

N.B, Small business rates may be available.

EPC

EPC available upon request.

VAT

We understand that VAT will not be payable on the rent.

ANTI-MONEY LAUNDERING CHECKS

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g— recent utility bill) so the required checks can be undertaken.



VIEWINGS

All viewings should be made through the sole agents
Carter Jonas 01225 747250

Philip Marshall

01225 747 261 | 07767 6238

philip.marshall@carterjonas.co.uk

Aerin Thomas

0117 403 9956 | 07990 558726

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IMPORTANT INFORMATION

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SUBJECT TO CONTRACT

September 2025