



## 11a Kingsmead Square Bath

Surrounded by a mix of shops, restaurants, bars and hotels in the historic centre of Bath, 11a Kingsmead Square offers an inspiring location for your business.



### **Specification**

First floor office.  
New carpets and decoration.  
Full data cabling.  
Four-person lift.  
High performance window film.  
Electric panel heating with optimised controller.  
LED lighting throughout.  
Sound reducing floor system.  
Refurbished WC's and new kitchen.

### **Location**

Kingsmead Square is in the historic centre of Bath. The offices are within an impressive Georgian terrace that fills the south side of the Square, a beautiful amenity for you and your team, clients and visitors.  
With iconic sites, green spaces and the introduction of Bath's Clean Air Zone, there are many benefits to working and living in such a vibrant city.

### **How to get here**

Bath Spa train station is a 15 minute walk away, direct trains to London Paddington run every 30 minutes, the fastest service takes just 1 hour 19 minutes.  
The Paddington Elizabeth Line station provides swift connections with a journey time of 17 minutes to Canary Wharf.  
The Bristol to Bath cycle path is 5 minutes away. Bike racks are at the front and rear of the building.  
Nearby off-street parking and EV charging are available as an additional option.

### **Sustainability**

The building incorporates many energy saving measures and environmental control systems.

## **EPC**

The current EPC is band C (69).

## **Business Rates**

According to the Valuation Office Agency website, the property has a Rateable Value of £18,250.

## **Terms**

The property is available to rent by way of a new lease with terms structured to individual requirements.

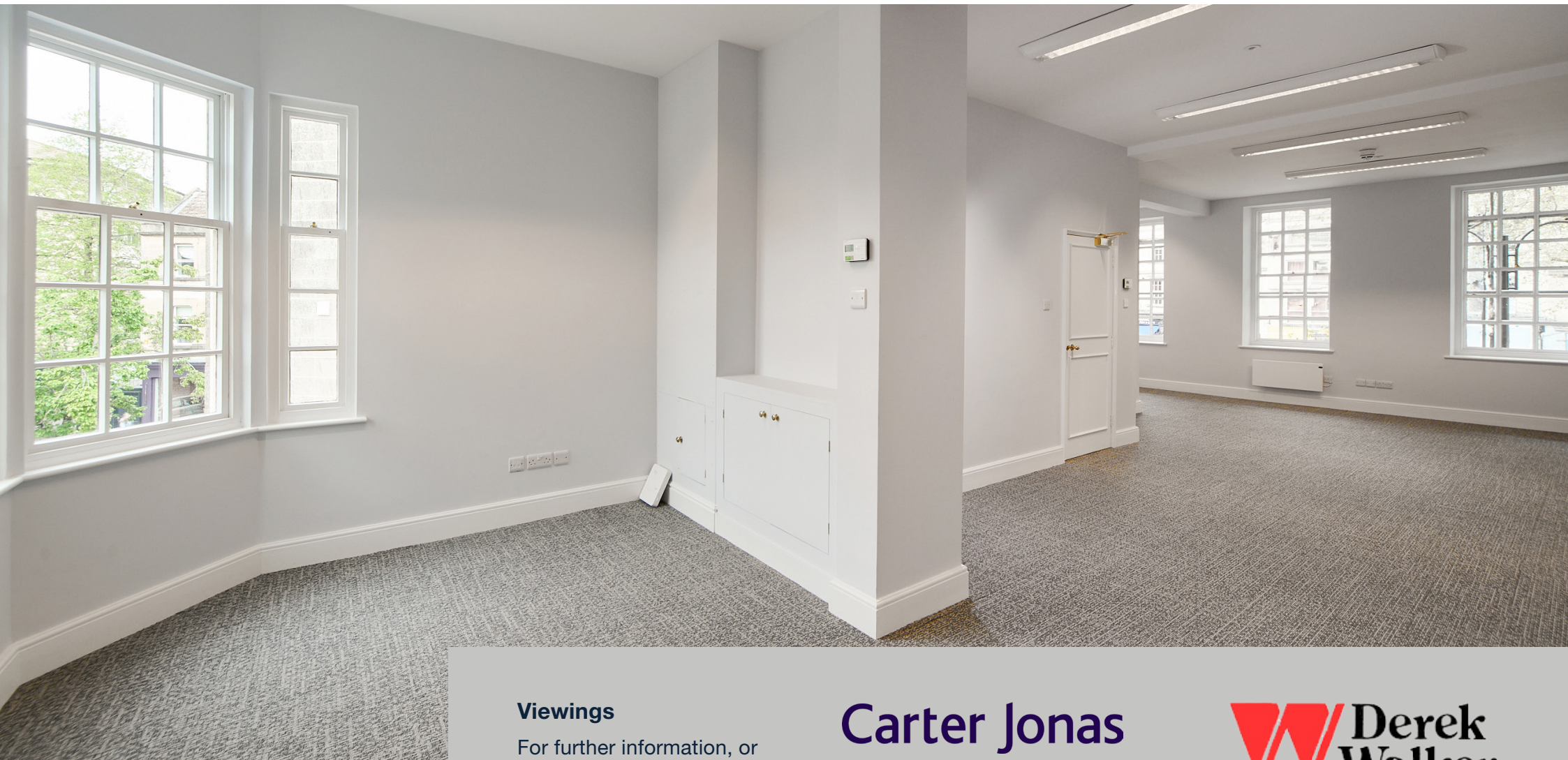
## **Quoting Rent**

Price on Application.

## **Important Notice**

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.





### Viewings

For further information, or to arrange a viewing, please contact the agent.

### what3words

Front Door  
///began.galaxy.truly

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