

# 'PLUG N PLAY' - BATH GRADE A OFFICES

## 10 Henry Street, Bath City Centre, BA1 1JR

Fully Fitted Offices offering: 1,274 - 4,178 ft<sup>2</sup> (118 - 388 m<sup>2</sup>)



### Location - BA1 1JR

The New Church comprises a comprehensively refurbished grade II listed office building, providing office accommodation across First, Upper and Lower Ground floor.

The property is located in the centre of Bath, a short distance from Bath Spa railway station and has access to the M4 Motorway at Junction 18 via the A4.

### Description

10 Henry Street has undergone a comprehensive refurbishment to provide modern Grade A office accommodation to the following specification:

- Fully fitted offices with desks, kitchen, breakout soft seating space.
- LED lighting on PIR sensors.
- Extensive floor to ceiling heights of 3 m throughout.
- High quality WCs and shower provisions.
- Excellent natural lighting across all levels.

### Tenure

The offices are available on a floor by floor basis or as a whole via a new Full Repairing and Insuring lease directly from the landlord for a term of years.

Consideration will be given to flexible lease terms.

### Office Availability

Floor	Area (ft <sup>2</sup> )	Area (M <sup>2</sup> )
1st Floor	1,273	118
Upper Ground	1,431	133
Lower Ground	1,474	137
<b>Total</b>	<b>4,178 ft<sup>2</sup></b>	<b>388 M<sup>2</sup></b>

### Quoting Rent & Service Charge

Price on application.

### Business Rates

Rateable Value: £56,000

Rates Payable: £30,576 per annum (£7.32 per sq ft).

**Use** - Use Class E (Formerly, known as B1 Offices).

**EPC** - Undergoing re assessment .

**VAT** - The property is elected for VAT, which will be payable on the rent and service charge at the prevailing rate.

**Legal Costs** - Each party to bear their own legal fees incurred in the transaction.

### Viewing & Further Information

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