



Maillard
& Co

£ 36,270

First Floor, Bath Street

To Let



2015 Sq Ft

First floor office suite

2,015 sq ft

Fully refurbished

Part open plan - part cellularized layout

Attractive kitchen / breakout space

Boardroom

AC and LED lighting

£18 per sq ft

Turnkey condition

Property details

Modern, affordable, fully refurbished office suite - turnkey condition

£18 psf

Location

The property forms part of an office complex located on the east side of Bath Street being approx. 400 yards from Queen Street and bounded by Robin Place, Tunnell Street and Belmont Road. Other occupiers in Britannia Place include JMEC, Henderson Green, MS Planning and Channel 103 FM.

Description

Units 1 and 21 (which are interlinked) are located at first floor level. The suites overlook Bath Street and are approached via a communal entrance and stairwell. Internally the offices are largely open plan with an entrance lobby, boardroom, separate office / meeting room, storage / archive room, kitchen/staff room and WCs.

The office has been refurbished to a high turnkey standard.

The specification includes: suspended ceilings, perimeter trunking, LED lighting, Comfort Heating & Cooling system, door entry system.

The suite is currently fully furnished and the furniture is available by way of separate negotiation.

Accommodation

The property, which has been measured in accordance with RICS guidelines, provides an approximate Net Internal Area of 2,015 sq ft.

Terms

The property is available immediately by way of a new nine year internal repairing and insuring style lease at a commencing rental of £36,270 per annum (exclusive of rates, insurance, service charge and GST).

Any transaction will be subject to the obtaining of references, guarantees and any official consents as may be required in the usual fashion.

Legal Costs

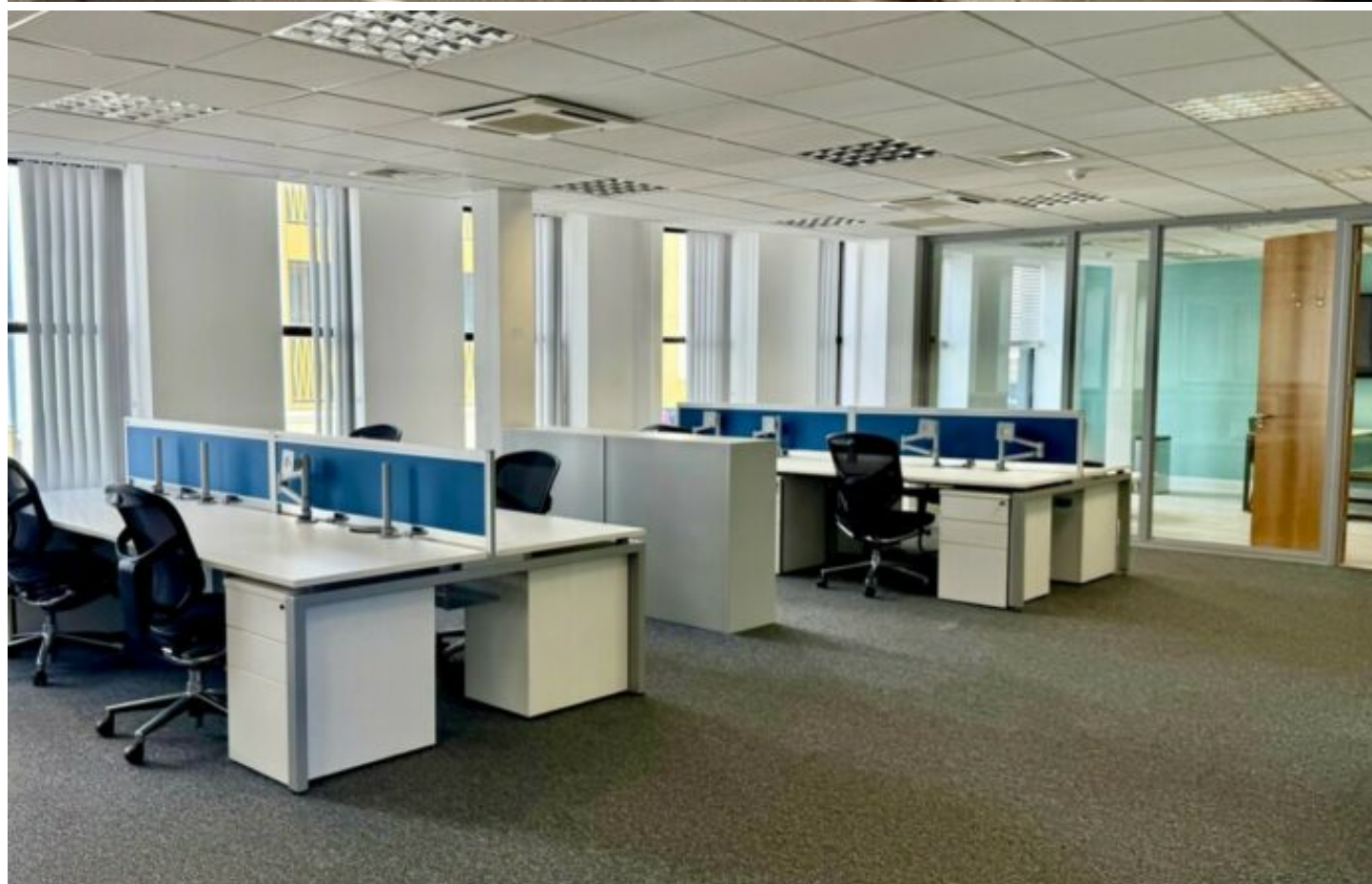
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Each party will be responsible for their own legal costs associated with the letting.

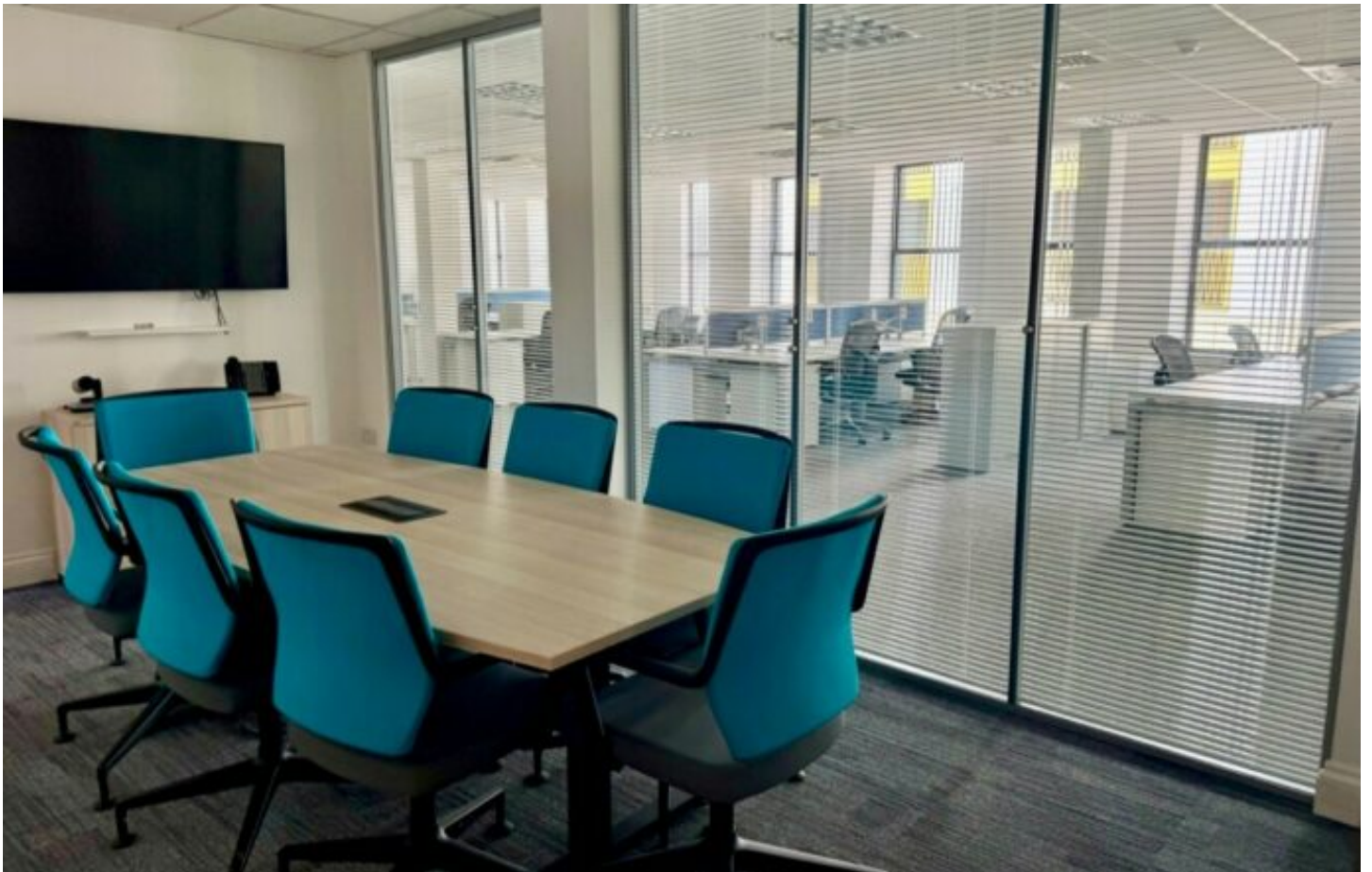
To Let

Services

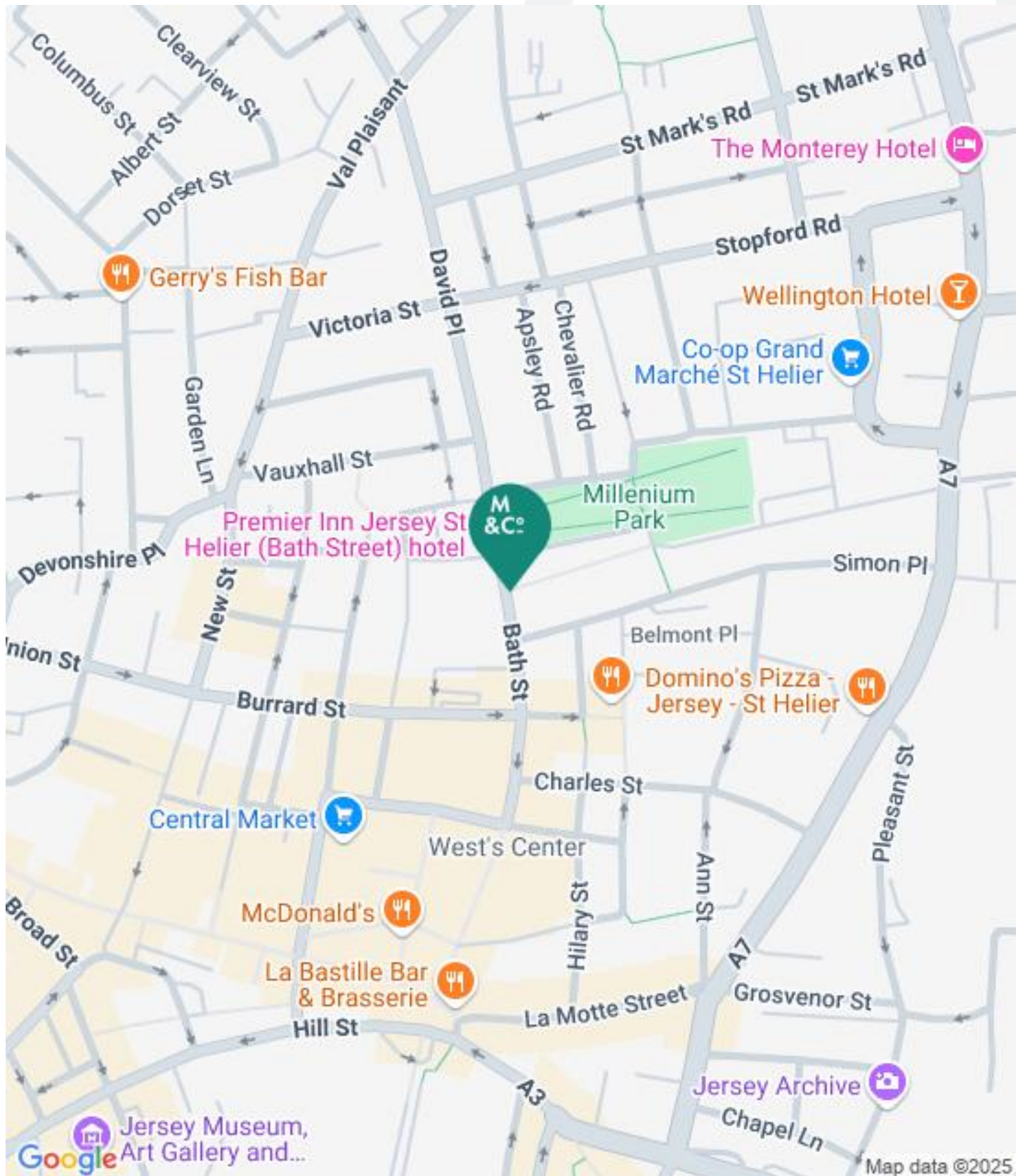
We are advised that the property is connected to all mains services except gas













Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.



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