



Maillard  
& Co

£ 305,000

20 Britannia Place, Bath Street

For Sale



1800 Sq Ft

Freehold sale

Vacant Possession

Secure car parking space

Three Floors

Kitchen

Great Located

## Property details

The property forms part of an office complex located on the east side of Bath Street and bounded by Robin Place, Tunnell Street and Belmont Road.

Ground floor office comprises of; reception area, two meeting rooms and W/C.

Second floor office comprises of; open plan office, two meeting rooms and kitchen.

Third floor office comprises of; open plan office space with W/C.

A secure undercover parking space is also included (number 36).

Three storey office block located in Britannia Place & secure car parking space.



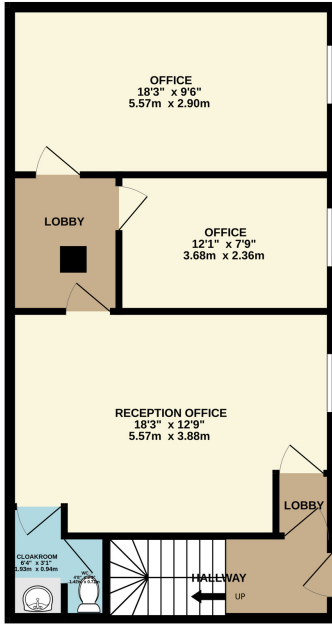




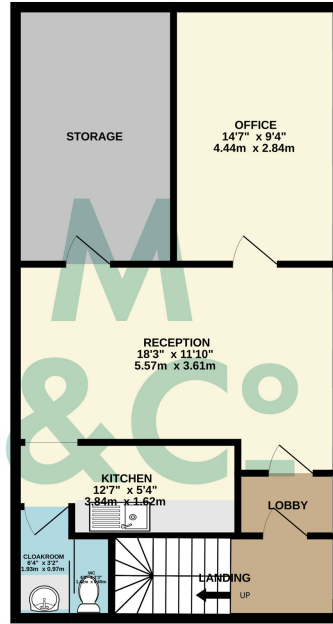




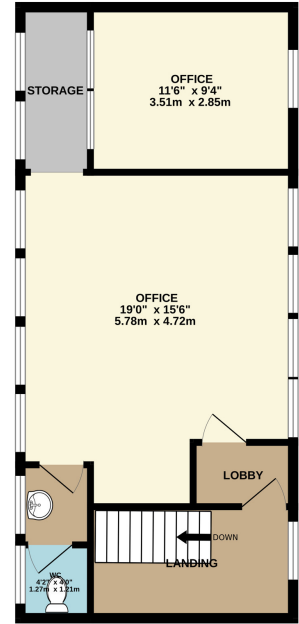
GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



2ND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1800 sq.ft. (167.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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For Sale





## Simon Gale

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## 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.



**Maillard  
&C<sup>o</sup>**

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