



Maillard  
& Co

£ 39,690

2nd floor, Bath Street

To Let



2205 Sq Ft

Second floor office suite

2,205 sq ft

Cellularized layout

AC & LED lighting

£18 psf

Turnkey condition

## Property details

### 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 second floor level. The suites overlook Bath Street and are approached via a communal entrance and stairwell. Internally the offices are largely cellularized with an entrance lobby, multiple offices / meeting rooms, storage, large boardroom, kitchen and WCs.

The office is in excellent turnkey condition having previously been refurbished by the former tenants to a high standard (including existing furniture if required).

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

### Accommodation

The property, which has been measured in accordance with RICS guidelines, provides an approximate Net Internal Area of 2,205 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 £39,690 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

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

Modern, affordable, fully refurbished office suite

£18 psf

To Let













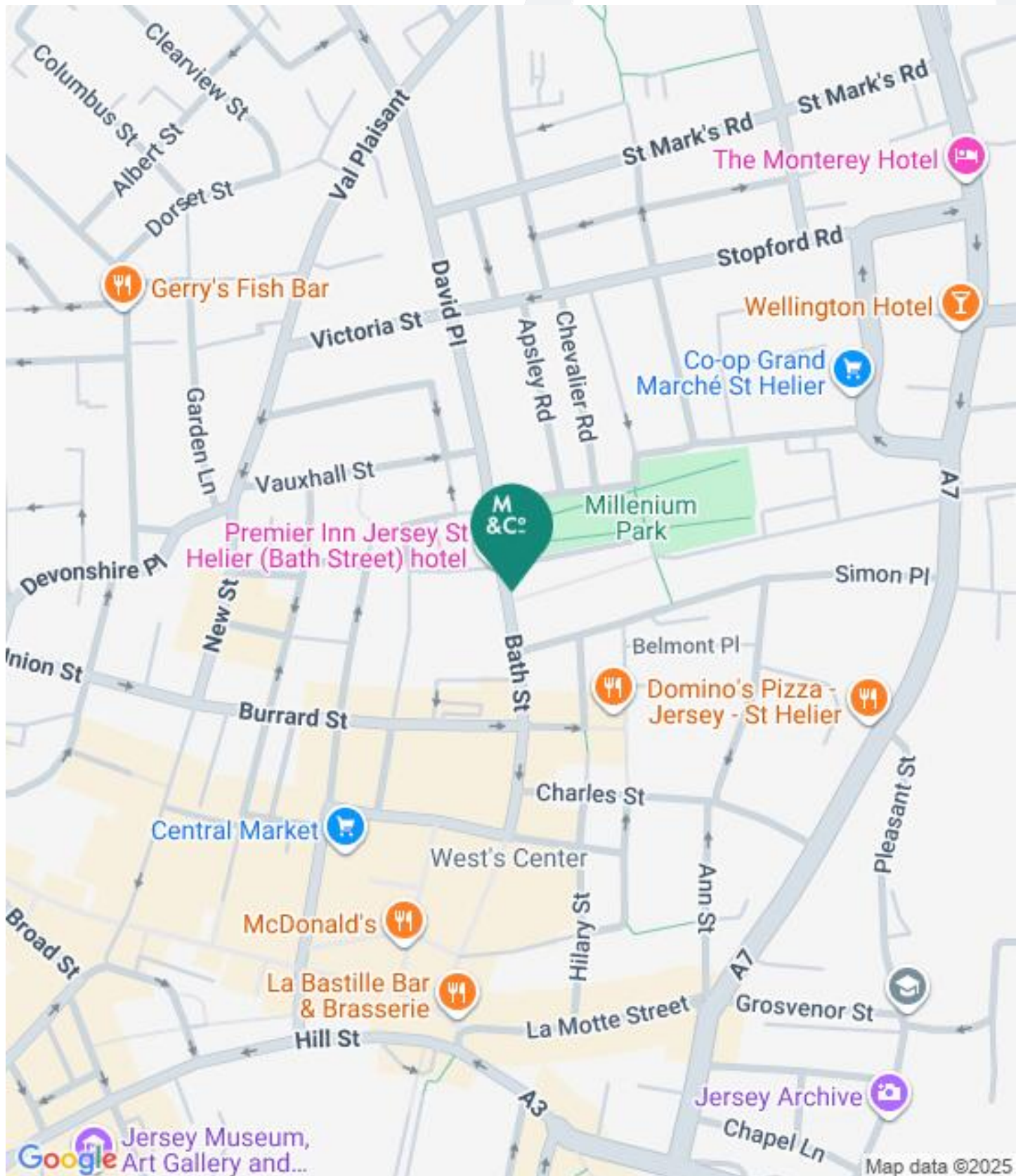














## Disclaimer

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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