



Maillard
& Co

£ 30,430

Bath Street

To Let



1790 Sq Ft

Refurbished office suites

First floor 895 sq ft

LED lighting

Incentives available

Ground floor 895 sq ft

Comfort cooling / heating

Affordable rental

Property details

Location

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. Other occupiers in Britannia Place include Channel 103, MS Planning, JMEC Sandpiper and A Cornish Electrical amongst others. Both the town centre and the ring road are approximately 5 minutes' walk away.

Description

This purpose-built complex was completed in 1985 and comprises two parallel facing three storey blocks divided by a pedestrian mall. Construction is of reinforced concrete frame with red and brown facing bricks, under a flat roof. The offices are approached via a communal entrance foyer and stairwell.

Accommodation

The property was fully refurbished in 2017 and provides a bright modern open plan office environment which benefits from new air conditioning, perimeter trunking and broadband connection.

Ground Floor: Comprising reception area, boardroom and a separate wc/shower room – with a divided kitchen/eating area.

First Floor: Comprising kitchen area, separate cloakroom and open plan office, and potentially available furnished with various desking, chairs and cabinets and shelving.

The approximate net lettable area has been assessed in accordance with the RICS Measuring Code as follows:-

Ground Floor Office 895 sq ft 83.15 m²

First Floor Office 895 sq ft 83.15 m²

Rental

Quoting rent £17 psf exclusive of utilities, rates & service charge.

Terms

The premises are being offered, subject to contract and negotiation by way of the grant of a new internal repairing and insuring lease for up to 9 years.

The lessee will be responsible for a fair proportion of the building insurance and Foncier rates.

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Rent reviews are to be 3 yearly in line with JRPI.

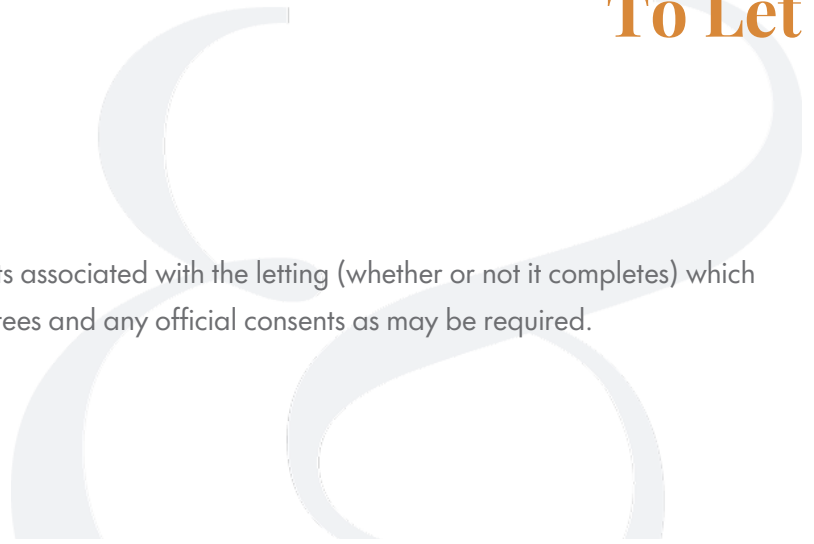
To Let

INCENTIVES AVAILABLE BY NEGOTIATION

Legal Costs

Each party will be responsible for their own legal costs associated with the letting (whether or not it completes) which will be subject to the obtaining of references, guarantees and any official consents as may be required.

Refurbished ground & first floor office suites

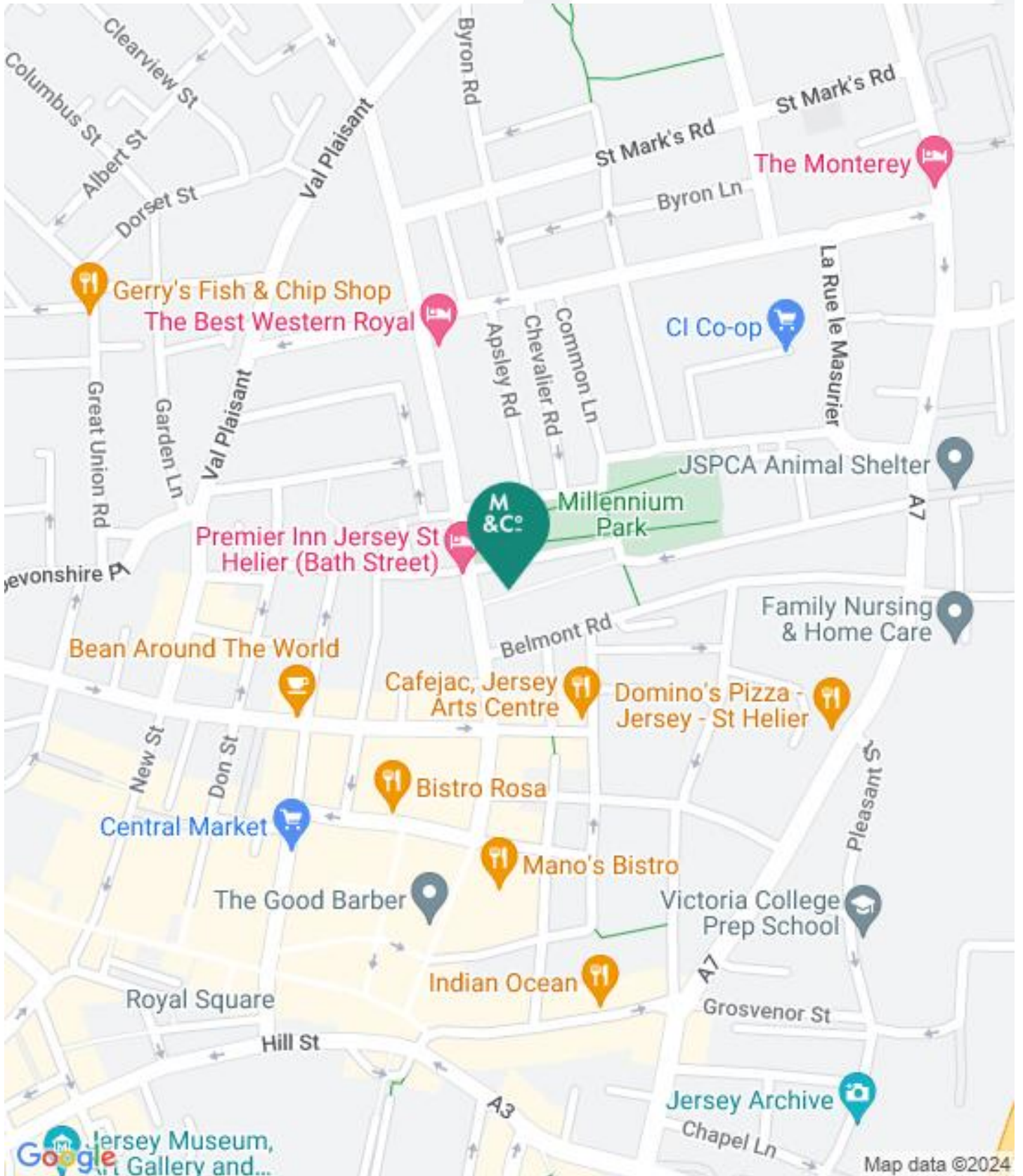












Commercial contacts

To Let

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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.



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