



**1 Northumberland Buildings
Bath
BA1 2JB**

Second Floor Offices Available

Approximately Sq Ft 627 (58.25 Sq M)

- **Central Bath location**
- **Prominent prime corner position**
- **Close to central shopping and car parks**

LOCATION

Bath is an attractive historic city, famous worldwide for its impressive architecture and Roman Baths. The city has been designated by UNESCO as a World Heritage Site and is internationally renewed tourist destination attracting almost 5 million tourists per annum.

Bath is located 100 miles (160 km) from central London with direct access from Bath Spa railway station with an average journey time of 90 minutes. Bristol is approximately 13 miles away with an average journey time of 11 minutes.

The subject property is located on Northumberland Buildings which fronts Wood Street, just off Queens Square, in the heart of Bath city centre, approximately a 15 minute walk from Bath Spa railway station and close by to local amenities.

DESCRIPTION

The second floor offices are split into three rooms with one room to the front and two rooms to the back of the property. The building is Grade II* Listed.

RENT

£13,000 per annum exclusive.

ACCOMMODATION

Second Floor office accommodation.

Second Floor	58.25 Sq M	627 Sq Ft
Total	58.25 Sq M	627 Sq Ft

TERMS

A new lease will be available for a term to be agreed.

LEGAL COSTS

All parties will be responsible for their own legal costs.

ANTI-MONEY LAUNDERING

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively Carter Jonas will require photo identification and proof of home address so checks can be undertaken.

BUSINESS RATES

To be re assessed.

VAT

We understand that the property is elected for VAT.

EPC

EPC available upon request.

VIEWINGS

All viewings should be made through the sole agents,
Carter Jonas 1225 747260

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk
5 & 6 Wood Street, Bath

Philip Marshall

01225 747260 | 07767 623819
Philip.marshall@carterjonas.co.uk

Aerin Thomas

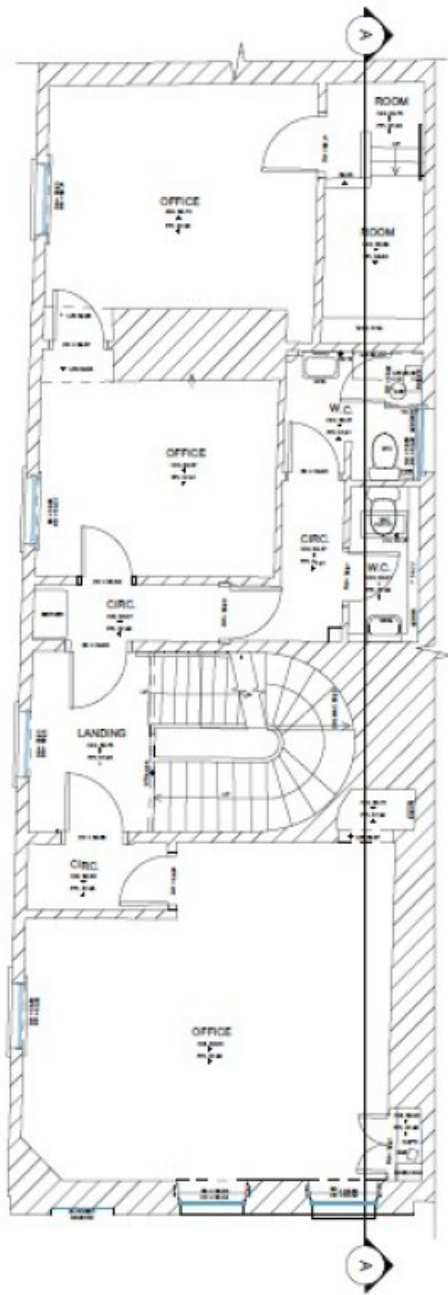
0117 4039956 | 07990 558726
Aerin.thomas@carterjonas.co.uk

IMPORTANT INFORMATION

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Carter Jonas

SUBJECT TO CONTRACT



Second Floor

