

# GROUND & FIRST FLOOR OFFICES TO LET

Carter Jonas



**Ground & First Floor Offices**  
**2 Queens Parade**  
**Bath**  
**BA1 2NJ**

**Prime Office Accommodation, Just off**  
**Queen Square.**

**From 635 Sq Ft (58.96 Sq M)**  
**- 1,274 (118.28 Sq M)**

- **Central location, adjoining Royal Victoria Park**
- **Close Prime Shopping and Public Car Parks**
- **Access to Gardens**
- **Floors available separately or together**

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## LOCATION

Bath is a UNESCO World Heritage Site and is an internationally renowned tourist destination attracting almost 5 million tourists a year.

The property is located on Queens Parade, just off Queen Square and the entrance to Royal Vicotra Park. There is short-stay parking outside, and the main Charlotte Street car park behind the property. Bath Spa Rail Station and bus stations are approximately a 10 minute walk away.

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## DESCRIPTION

The accommodation is arranged over two rooms on each of the Ground and First floors. The property includes shared kitchen and a W/C.

The ground floor has a small courtyard with direct access and all floors have access to the gardens.

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## RENTAL

Ground Floor—£15,000 per annum exclusive.

First Floor— £14,750 per annum exclusive

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## ACCOMMODATION

The accommodation is over two floors.

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|--------------|------------|-----------|
| Ground Floor | 59.32 Sq M | 639 Sq Ft |
| First Floor  | 58.96 Sq M | 635 Sq Ft |

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## TERMS

A new lease will be available for a term to be agreed. The tenant to be responsible for internal repairs along with a service charge for the building.

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## LEGAL COSTS

All parties will be responsible for their own legal costs.

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## BUSINESS RATES

Ground floor ratable value—£10,500

Rates Payable (25-26) - £5,827.50\*

First floor ratable value —£10,750

Rates Payable (25-26) —£5,966.25\*

**\*N.B, Small business rates may be available to reduce these figures.**

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## EPC

EPC available upon request.

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## VAT

We understand that VAT will not be payable on the rent.

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## ANTI-MONEY LAUNDERING CHECKS

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 (passport or driving licence) and proof of home address (e.g— recent utility bill) so the required checks can be undertaken.





## VIEWINGS

All viewings should be made through the sole agents  
**Carter Jonas 01225 747250**

### **Philip Marshall**

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## IMPORTANT INFORMATION

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**SUBJECT TO CONTRACT**

**September 2025**