

# Queen Square House, Queen Square Place, Bath, BA1 2LL

Carter Jonas



Queen Square House  
Queen Square Place  
Bath  
BA1 2LL

Lower ground floor office in prime location

Approximately 2,741 Sq Ft (255 Sq M)

- **Modern Offices**
- **Prime Bath location**
- **3 Parking spaces**

## LOCATION

Bath is an attractive historic city, famous worldwide for its impressive architecture and Roman Baths.

The city is accessed via Junction 18 of the M4 and the A46 southbound respectively, thus providing good commutes routes to the South West and West Midlands. The city of Bristol is situated approximately 13 miles North West of Bath and can be accessed via the A4 which links Bristol and Bath. Bath is located 100 miles from central London with direct access from Bath Spa Railway station with an average journey time of 90 minutes.

Queen Square House is situated in the heart of Bath's historic City Centre and occupies a prominent position on the corner of Queen Square Place and Charlotte Street car park (1,050 spaces)

## DESCRIPTION

Queen Square House is a Georgian style building built c1990 and provides open plan office accommodation across 3 floors with lift access and communal WCs.

The Lower Ground Floor provides contemporary open plan offices that have been fitted to the following specification:

- Suspended Ceilings with LED lighting.
- Raised access floor and fibre lease line provision.
- Shower provision and secure bike storage.
- Open plan office accommodation with excellent natural lighting.

## ACCOMMODATION

Lower Ground Floor	255 Sq M	2,741 Sq Ft
<b>Total</b>	<b>255 Sq M</b>	<b>2,741 Sq Ft</b>

## TENURE

The Lower Ground Floor is available via new lease directly from the landlord for a term of years to be agreed.

Consideration may be given to flexible lease terms.



**SUBJECT TO CONTRACT**



N.B Partitioning belongs to existing tenant and will be removed.

## BUSINESS RATES

### Lower Ground Floor

Rateable value £38,750

Rates payable 25/26 £19,336 per annum  
 (£7.05 per sq ft)

## VAT

All figures quoted are exclusive of VAT.

## QUOTING PRICE

Upon Application to the joint agents.

## AML

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on tenants, guarantors and purchasers of commercial properties. 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 checks can be undertaken.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

C57

## VIEWINGS

All viewings should be made through Carter Jonas or joint agents Savills.



## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)  
5 & 6 Wood Street, Bath

### Philip Marshall

01225 747261 | 07767 623819  
Philip\_marshall@carterjonas.co.uk

### Aerin Thomas

0117 403 9956 | 07990 558726  
Aerin.thomas@carterjonas.co.uk

### Sam Williams (Joint Agents-Savills)

0117 910 0310 | 07811 762491  
Sam.j.williams@savills.com

## IMPORTANT INFORMATION

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OCTOBER 2025

Carter Jonas