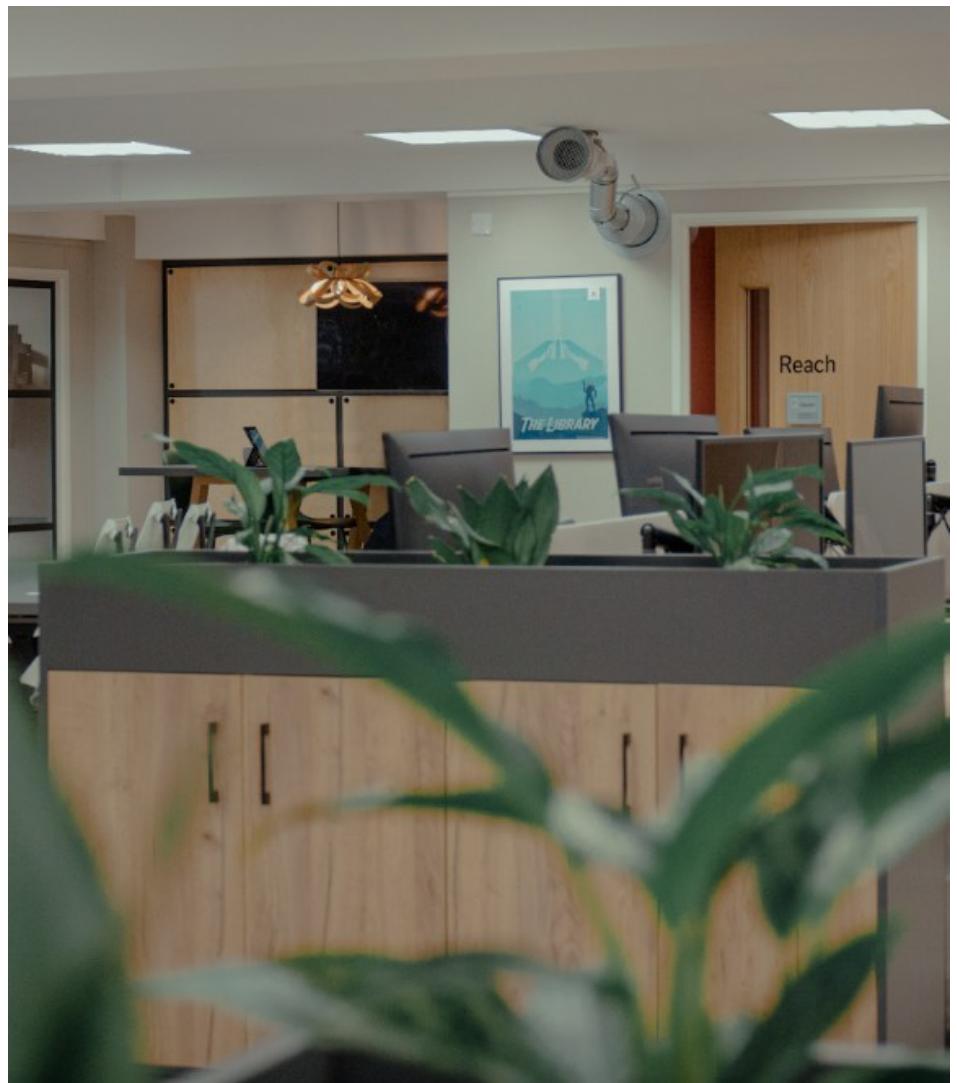


MODERN OFFICE TO LET

Carter Jonas



Circus Mews House
Bath
BA1 2PW

Office to let in prestigious Bath location
Approximately 5,717 Sq Ft (531.33 Sq M)

- **4 Parking Spaces - 3 with EV Chargers**
- **Modern open plan offices — also available furnished.**
- **Central Bath location**

LOCATION

The property is situated in a central Bath location with Circus Mews being within walking distance of Bath Abbey, the Roman Baths and the Theatre Royal as well as central shopping.

The property is situated in a central Bath location approximately a 15 minute walk from Bath Spa Railway station.

Bath Spa has direct trains to both Bristol (circa 12 minutes) and London Paddington (circa 1 hour 30 minutes)

DESCRIPTION

Circus Mews House is of modern construction and set over three floors with the lower ground floor used as parking. The offices are open plan and benefit from air conditioning which includes a heating and cooling system.

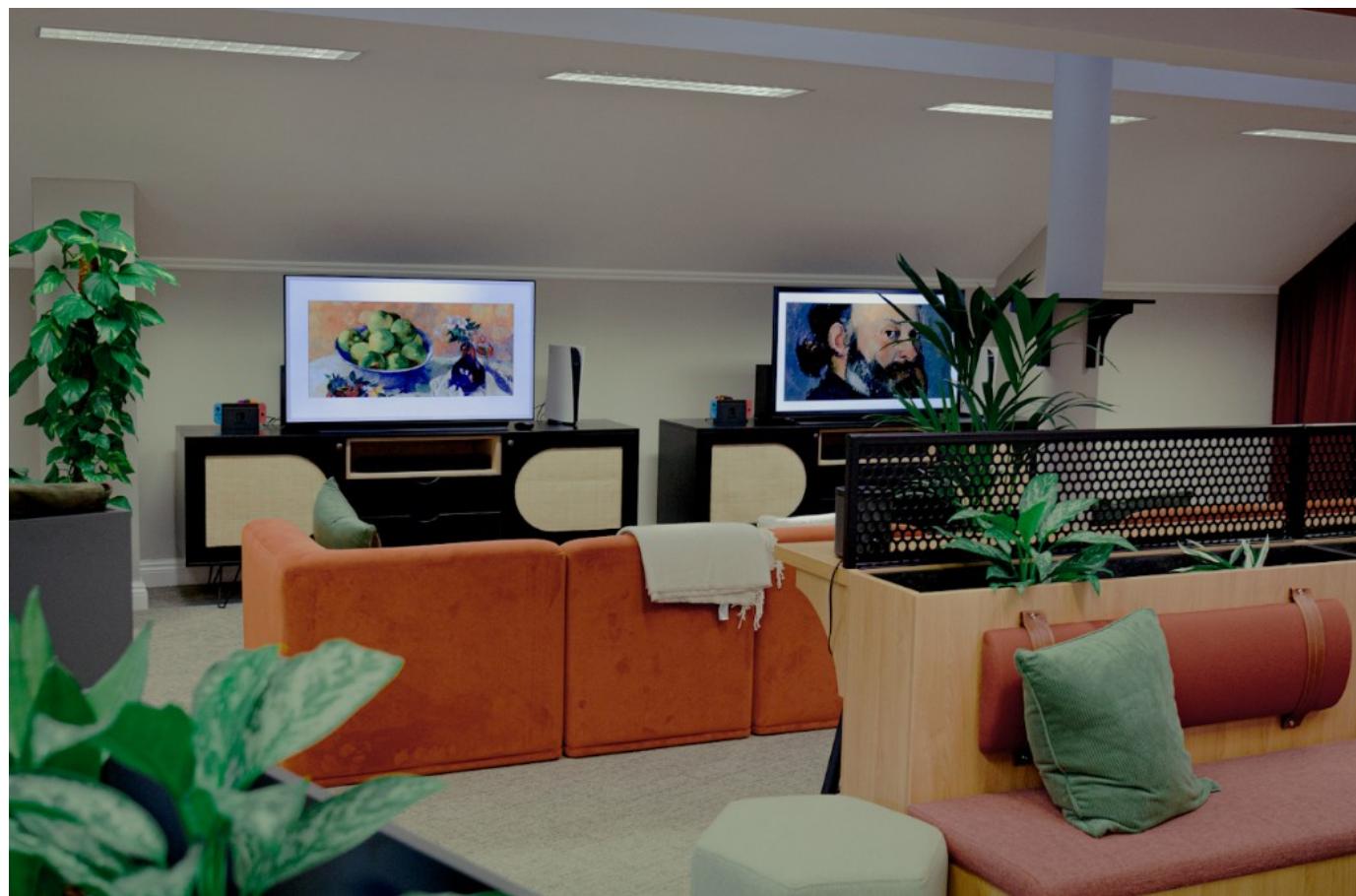
The space is available furnished if preferred.

ACCOMMODATION

Ground Floor	36.77 Sq M	395.7 Sq Ft
First Floor	248.56 Sq M	2,675 Sq Ft
Second Floor	246 Sq M	2,647 Sq Ft
Total	531.33 Sq M	5,717 Sq Ft

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.





QUOTING PRICE

Rental offers are invited.

TERMS

The property is available on a new lease on terms by negotiation.

BUSINESS RATES

Rateable value £90,500

Rates payable £49,775

ANTI-MONEY LAUNDERING CHECKS

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML check 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.

VAT

The property is elected for VAT.

EPC

EPC D

VIEWINGS

All viewings should be made through the sole agents
Carter Jonas 01225 747260

FURTHER INFORMATION

Should you require further information please contact:

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