



JONES LANG
LASALLE

Real value in a changing world

TO LET

4 – 6 KINGSMEAD SQUARE, BATH

HIGH QUALITY REFURBISHED OFFICES IN PROMINENT POSITION

764 FT² – 2,812 FT²



Description

The offices are set to undergo an extensive refurbishment programme which can be tailored to suit occupier's requirements, and upon completion will provide high quality office accommodation set within this prominent and attractive Grade II listed building.

Kingsmead Square is an attractive location within the heart of Bath providing good access to the town's retail services, as well as its parking and transport facilities.

The property is part of a block occupied by a number of prestigious local occupiers including Zenith, Future Publishing and the British Broadcasting Corporation.

Car parking is available at a number of sites across the town, including the Avon Street Car Park (less than 5 minutes' walk) and the Kingsmead Car Park (less than a minute's walk). Bath Rail Station is also within 5 minutes of the building providing direct services to locations across the South West and London.

The building is wholly secure, with a video entry phone system at ground floor level, and secure lift access to all floors.



Accommodation

The space is provided across the lower ground, ground and first floors. In addition, there is a further office suite located at third floor available.

Floor		m ²	ft ²
Lower Ground Floor		50	543
Ground Floor		50	543
First Floor		89	962
Third Floor	UNDER OFFER	71	764

The property has the unusual advantage of a secure lift serving all floors together with self-contained WC and kitchen facilities.

Terms / Rent

The accommodation is available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed. Rent and further information on application to the

sole agents.

Service Charge

A Service Charge is payable to the landlord for active management with sustainability and energy efficiency a priority.

VAT

All rents as quoted are exclusive of VAT which will be charged at the standard rate.

Viewing

By appointment with the sole agents.



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