



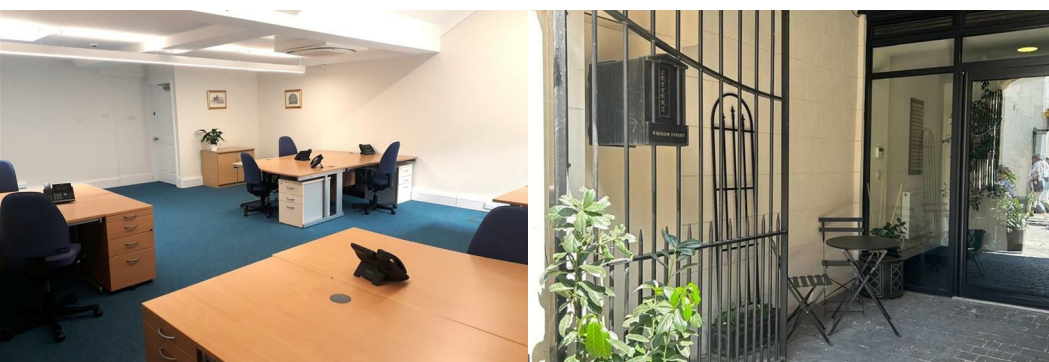
## Queen Street

Bath, BA1 1HE

£3,950 Per Month



Welcome to Inigo Business Centre - This second floor office has 12 workstations and is due to be newly decorated. This office could be split into 3 offices if required. Available To LET now!



**Description**

Nestled in the heart of the charming city of Bath, this prestigious commercial property offers a fantastic opportunity for those seeking a prime office space. Boasting approximately 600 square feet, this newly decorated property features 12 workstations, making it ideal for a growing business or a professional looking to establish a presence in this historic city.

With its prime location and modern amenities, this property is sure to inspire productivity and success. Don't miss out on the chance to make this impressive office space your own hub in beautiful Bath.

Could be split into 3 offices (4/4/2) subject to terms agreed.

**Facilities**

Well-equipped and offer modern technology solutions whilst also retaining our period charm and original features.

Whether you're a solo entrepreneur, a growing startup, or an established enterprise, our flexible serviced offices are designed with your success in mind, Choose from private offices, shared workspaces, or meeting rooms that can be customised to suit your team size and requirements.

**Services**

**Location**

You will find the offices just around the corner from the renowned Queen Square, known for its fine architecture. 4 Queen Street offers glorious period office space with a prestigious address to enhance your business image.

Conveniently located as the building is a short walk from the main car park and only 5-10 minutes from Bath Spa Rail Station.

**Non Domestic Rates**

These are included in the monthly rent.

**Tenure**

Leasehold

**EPC**

**VAT**

VAT is charged at the prevailing rate 20%

**Terms and Conditions**

The office space is available on an easy set up basis; all other terms and services are to be agreed with the landlord.

**Viewings**

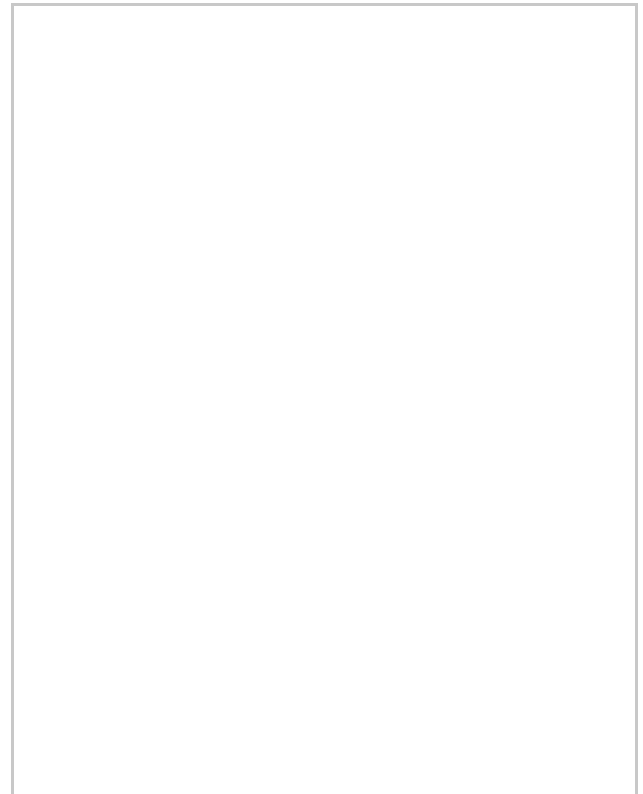
Viewings are welcomed by appointment through the landlords Agent, please call the team at ADKINS PROPERTY in Cirencester - We look forward to hearing from you soon.

Residential Sales | Lettings | Management | Commercial

**Area Map**



**Floor Plans**



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

01285 239 486

**adkinspropertygroup.co.uk**

Adkins Property Group:  
Cirencester Office Park

Tetbury Rd - Cirencester - GL7 6JJ

hello@adkinspropertygroup.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

