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

Carter Jonas



Queen Square House
Queen Square Place
Bath
BA1 2LL

Ground floor office in prime location

Approximately 1,381 Sq Ft (383.39 Sq M)

- Modern Offices
- Prime Bath location
- Parking spaces available

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 commuters 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 office 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.
- Basement shower provision and secure bike storage.
- Open plan office accommodation with excellent natural lighting.

ACCOMMODATION

Lower Ground Floor	UNDER OFFER	UNDER OFFER
Ground Floor (west)	128.39 Sq M	1,381 Sq Ft
Total	**128.39 Sq M**	**1,381 Sq Ft**

TENURE

The Ground Floor West 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 Basement photos only. Partitioning belongs to existing tenant and will be removed. Ground floor due for refurbishment.

BUSINESS RATES

Lower Ground Floor

Rateable value £38,750

Rates payable 25/26 £19,336 per annum

(£7.05 per sq ft)

Ground Floor—West

Ratable value £30,750

Rates payable 25/26 £15,067 per annum

(£10.9 per sq ft)

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.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Energy Performance Certificate for the whole building is — C57

VIEWINGS

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



FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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JANUARY 2026

Carter Jonas