



22 ST LAWRENCE STREET SOUTHGATE, BATH BA1 1AN

TO LET 5,217 SQ FT
HIGH QUALITY PARTLY FITTED
SECOND FLOOR OFFICES
IN CENTRAL BATH

UNDERGOING REFURBISHMENT WITH COMPLETION SUMMER 2023



LOCATION

THE OFFICE OCCUPIES A PROMINENT POSITION IN THE CENTRE OF BATH.



Conveniently located in the Southgate complex and benefiting from the excellent surrounding retail, leisure and café / restaurant amenities.

The building is easily accessed by public transport with Bath Spa railway and bus station just 1 minute walk.

1 MIN WALK TO BATH SPA RAILWAY STATION AND BUS STATION



EXTERNAL ENTRANCE



OPEN PLAN OFFICES

GROUND FLOOR RECEPTION AREA

DESCRIPTION



Undergoing refurbishment



Partly fitted space



Meeting rooms and kitchen

THE SECOND FLOOR
5,217 SQ FT
(484.6 SQ M)
PROVIDES HIGH
QUALITY OFFICE
ACCOMMODATION.



LED lighting



Ceiling mounted air conditioning



4 car parking spaces at discounted rates



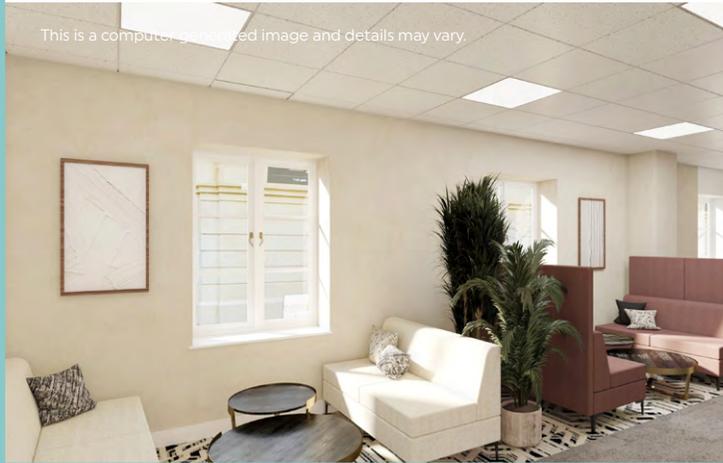
Full access raised floor



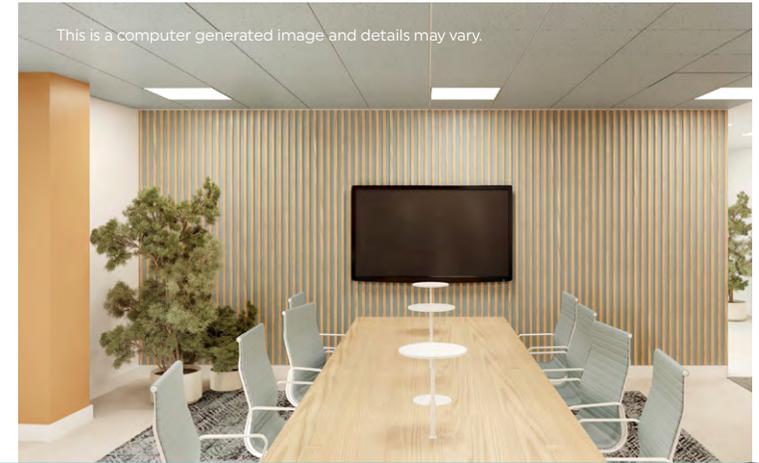
Passenger lift



∨ BREAKOUT TEAPOINT



∧ SECOND FLOOR LIFT LOBBY



∧ MEETING ROOM



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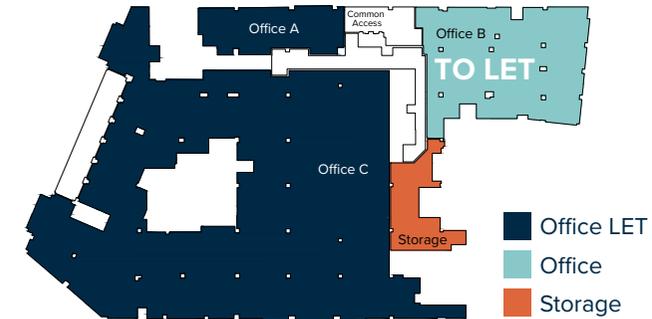
ACCOMMODATION

UNDERGOING FULL REFURBISHMENT

The accommodation is available at 5,217 sq ft offering the following net internal areas:

Office space	4,202 sq ft	390.3 sq m
Storage	1,015 sq ft	94.3 sq m
Total	5,217 sq ft	484.6 sq m

Suite 2 Floor Plan



- Office LET
- Office
- Storage



MEETING ROOM

RECEPTION AREA



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Terms

The offices are available by way of a new fully repairing and insuring lease on terms to be agreed direct from the landlord, the Southgate Partnership

Rent

On Application

EPC

The EPC rating is C.

Business Rates

Business rates will be payable to Bath Council. Further information is available on application.

Service Charge

The tenant will pay a fair proportion of the building service charge. Further information is available on application.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the agents will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.



FURTHER INFORMATION

FOR FURTHER INFORMATION, PLEASE CONTACT THE JOINT AGENTS:



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