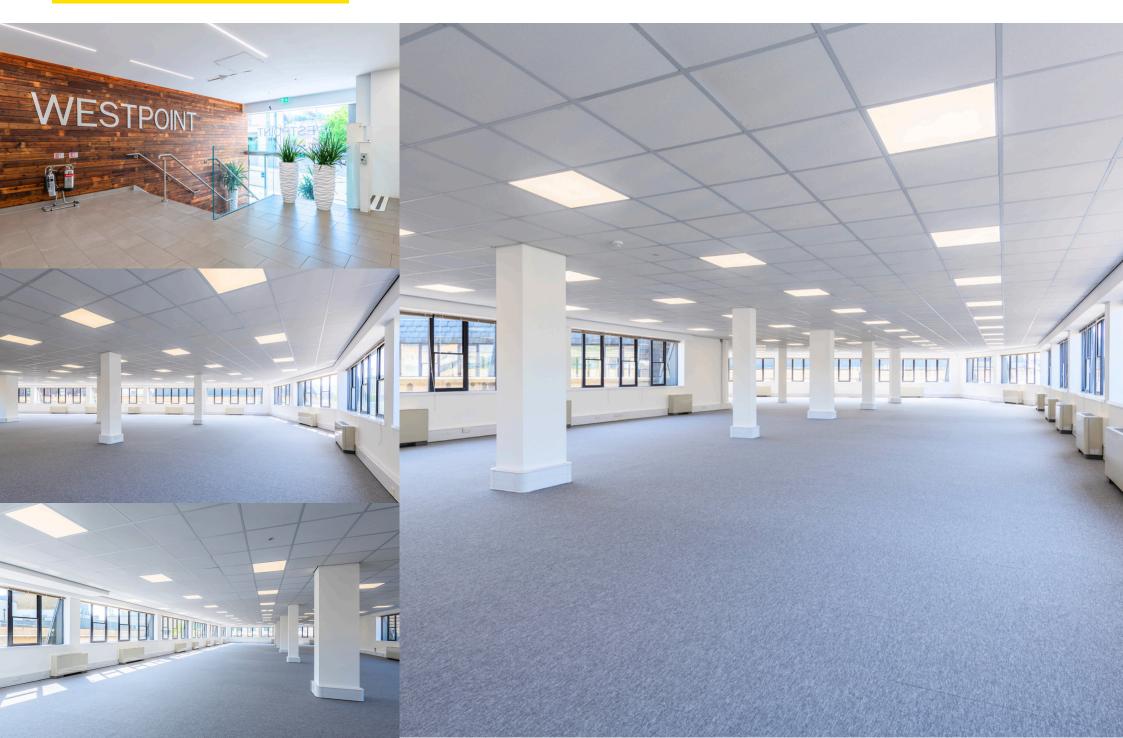
# Westpoint, James Street West, Bath, BA12DA

PRIME LOCATION - OPEN PLAN OFFICES TO LET

3rd floor: 6,103 sq ft - Available Immediately





# **LOCATION - BA1 2DA**

The property is located at the junction of Avon Street and James Street West in Bath City Centre, approximately 5 minutes from Bath Spa Railway Station which provides a half hourly service to London Paddington in 90 minutes.

Bath is a destination of international repute and a premier location in which to live and work. Bath is an important regional office centre and is home to occupiers such as Chase de Vere, DC Thompson, Amdocs, Withy King, Fidelius, & BMT.

## Specification

The property comprises a modern four storey building with retail accommodation on the ground floor and separate ground floor main reception serving the office space above.

The 3rd Floor has undergone a comprehensive refurbishment to the following specification:

- LED lighting and air conditioning.
- Excellent natural light and open plan floor plate.
- · Redecoration throughout.

### Office Floor Area (NIA)

Floor	Area (Sq ft)	Area (Sq M)
3rd Floor	6,103 sq ft	567 sq m

### Tenure

Available via a New Full Repairing & Insuring Lease directly from the Landlord for a term of years to be agreed.

# **Quoting Rent & Service Charge**

Upon Application to the sole agents,



Westpoint, James Street West, Bath, BA1 2DA

# CONTACT

For further information please contact:

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