

# Westpoint, James Street West, Bath, BA1 2DA

PRIME LOCATION - OPEN PLAN OFFICES TO LET

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





Westpoint, James Street West, Bath, BA1 2DA





**Westpoint, James Street West, Bath, BA1 2DA**

## 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:

Chris Meredith  
cmeredith@savills.com  
0117 910 2216

Harry Allen  
hrallen@savills.com  
0117 910 2356

Sam Williams  
sam.j.williams@savills.com  
0117 910 0310

**savills**



### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 06.10.2024