



Cambridge House

1-4 Cambridge House, Henry Street, Bath, BA1 1JS

**Prime office accommodation
in a central Bath location**

5,500 to 11,724 sq ft

(510.97 to 1,089.20 sq m)

- Central Bath location
- Open plan office accommodation
- Raised carpets and suspended ceilings
- Immediately adjacent to Southgate Shopping Centre

Summary

Available Size	5,500 to 11,724 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	B (49)

Description

Cambridge House comprises a retail unit on the ground floor with 5 floors of high quality office accommodation above. The fourth floor provides an open plan office, benefiting from suspended ceilings, raised floors, air conditioning, LG7 lighting, fully fitted kitchen with social space, WCs and shower facilities.

Location

Bath is a historic, vibrant city and designated UNESCO World Heritage Site. Bath City Centre is one of the UK's top tourist destinations in the UK with attractions such as the Roman Bath and Bath's famous architecture and archaeology.

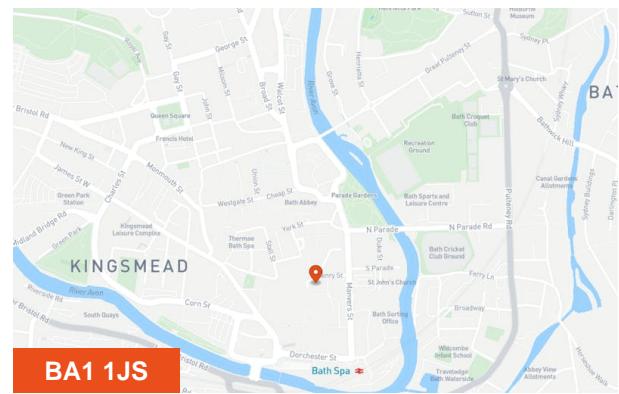
Bath benefits from excellent road communications situated 8 miles south of the M4 motorway and 20 miles east of the M5 motorway. There is a direct rail service from Bath Spa to London Paddington at regular intervals with the fastest journey time of 1 hour 25 minutes. There are regular direct trains to Bristol Temple Meads Railway Station, and an approximate journey time of 12 minutes.

Cambridge House is situated on Henry Street, a short 4-minute walk to Bath Spa Train Station (0.2 miles) and Bath's primary Bus Station. The property is closely located to the primary retailing pitch of Stall Street and Union Street. The property is also situated a short walk from the SouthGate Shopping Centre, Bath's primary shopping centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	6,224	578.23	Available
4th - Part	5,500	510.97	Available
Total	11,724	1,089.20	



Viewing & Further Information

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