

Accommodation

Ground Floor	2,647 sq ft	246.00 sq m
Basement	1,057 sq ft	98.23 sq m
Total	3,704 sq ft	344.24 sq m

Rent

£85,000 per annum exclusive.

Rates

Rateable Value	£65,500
UBR	0.48 (2018/19)

Lease Term

The premises are available by way of a new lease on terms to be agreed.

Service Charge

£26,869

Energy Performance Certificate

Available upon request.

Costs

Each party is responsible for their own legal costs incurred in this transaction.

Contact

Will Thomas

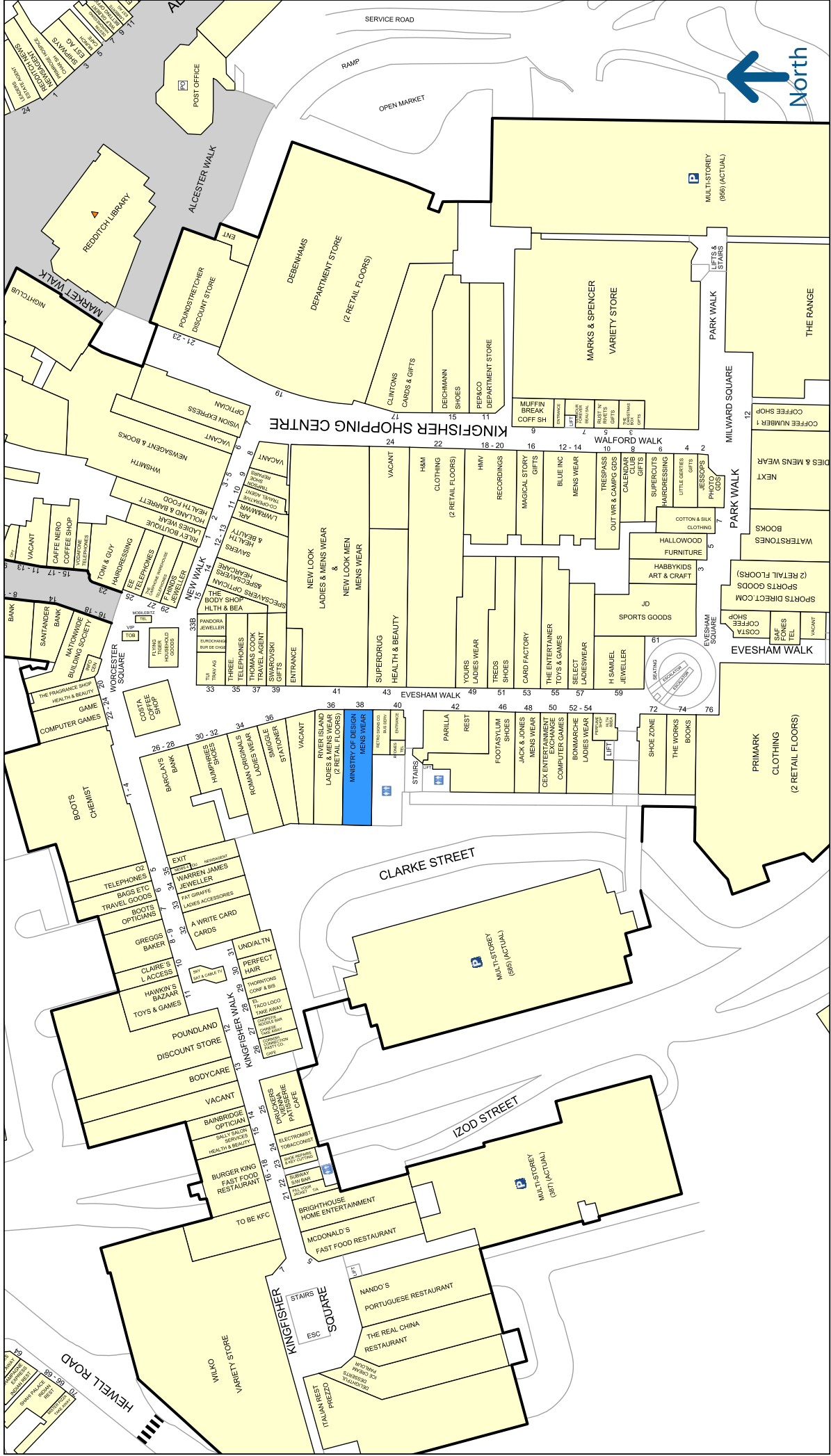
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