









Description:

- A self-contained office building arranged over ground and two upper floors. The available space comprising part of the first floor.
- The space has been redecorated and provides mainly open plan accommodation with the benefit of 4 partitioned meeting rooms.
- Previous tenants fitted space available.

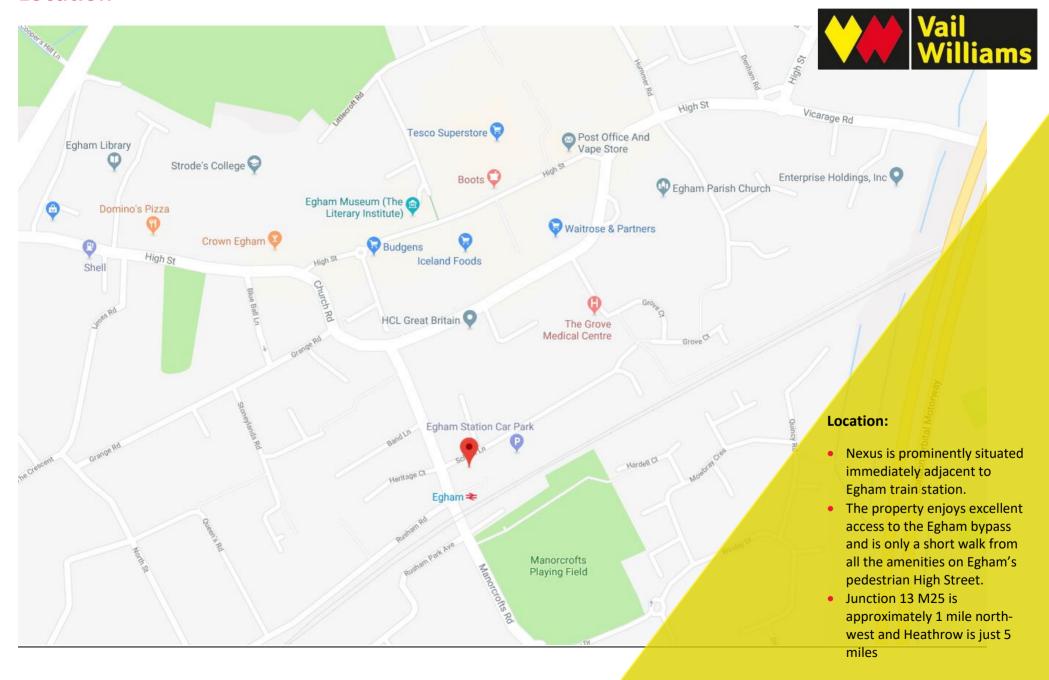
Key Features:

- Secure car parking for 6 cars
- VRV air conditioning system
- Kitchenette / breakout area
- Shower / wet room.
- Fitted space available
- Suspended ceilings with LG7 lighting
- Full access raised floors
- Male, female and disabled WC's
- Impressive building reception and entrance
- Fully DDA compliant
- EPC rating 'B'

Schedule of areas:

Description	ft ²	m ²
Part First Floor	2,812	261

Location



Terms

The premises are available on a new full repairing and insuring lease direct from the landlord for a term to be agreed at a rent of £30.00 per sq. ft. The rents are quoted exclusive of utilities, business rates, VAT and insurance premium.

Business rates

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the rateable value of the property is as follows:-

RV: £58,500

However, we would advise an interested party to confirm the accuracy of this information.

EPC rating

Energy Performance Rating: B-48

Certificate Reference No: 9986-3044-0395-0800-8791

Legal costs

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

Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

