



A ground floor air conditioned refurbished offices of approx. 760sqft, the premises have had extensive refurbishment work carried out and benefits from re-plastering, suspended ceiling with LED lighting, refitted kitchen area, male and females WC's, two allocated parking spaces and split level office accommodation, re-carpeted throughout and air comprising offered with planning permission for offices.

- **Situated Within A Parade Of Offices And Hot Food Outlets**
- **Ground Floor Offices**
- **Extensive Refurbishment**
- **Air Conditioned**

- **Refitted Kitchen Area**
- **Male And Female WC's**
- **Two Allocated Parking Spaces**
- **Re-carpeted Throughout**



## Accommodation

**Main office space 18'8" x 26'10" (5.7 x 8.2)**

**Kitchen Area 5'11" x 5'11" (1.8 x 1.8)**

With matching base units, stainless steel style single drainer sink unit with tiling to water prone areas, ceiling light point and suspended ceiling

### Male/Female WC's

With low level WC, wall mounted wash hand basin and tiled splash back and vanity mirror and suspended ceiling

**Rear Office Space 13'3" x 18'4" (4 x 5.6)**

With double glazed window, suspended ceiling and courtesy door to rear access, wall mounted Mitsubishi air conditioning cartridge

Approx 740sqft

### Lease

The premises are available on a new and full and repairing lease and insuring lease, flexible terms are available and to be agreed, rent £9000 per annum

EPC rating TBC

### VAT

All prices rents and figures quoted are including VAT

### LEGAL COSTS

Each party to be responsible for the payment of their own legal costs

### VIEWING VIA

Letting agent Jamie Smart:

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**PROPERTY MISDESCRIPTIONS ACT: SMART HOMES** have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.