

Description

The property is a well-presented, mid-terrace office building, offering ground-floor office space, with additional open-plan accommodation on the first floor.

The ground floor includes a kitchen/staff welfare area, a reception area, and further kitchen facilities on the first floor. The property has been finished to a high standard, with LED lighting and air conditioning throughout.

Accessed via Turbine Way, the property offers 13 car parking spaces in total at both the front and rear. There are also two electric vehicle charging stations, although the charging units still require installation.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor areas:

Description	M ²	Sq Ft
Ground floor	55.3	595
First floor	141.75	1,526
Total NIA	197.05	2,121

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed at an initial rent of **£24,950 per annum**.

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

Business Rates

To Be Assessed

EPC

The property has an EPC rating of:

Unit 3: D

Unit 4: C

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

SUBJECT TO CONTRACT - HRD/njr/120

