

TO LET

MODERN, OPEN PLAN OFFICE SUITE - 2,850 SQ FT - £30,000 PA + VAT

1st Floor Suite, St George's Chambers, Hill Street



- Modern, light and airy office suite, in a prominent corner position offering lots of natural light. Benefiting from raised access floors, oil fired central heating and fibre cabling. Attractive features include high arched ceiling and arched windows.
- Largely open plan suite located in the central office area, within easy walking distance of Government Offices and all the town centre's amenities.
- Comprises of reception area, open plan office, two meeting rooms, boardroom, kitchen, small meeting room/store room, comms room.
- Parking available for two cars at £1,300 per space + VAT.

Over/...

ACCOMMODATION

Ground Floor entrance hall and stairs – off Hill Street
Reception Area, Open Plan Office, two meeting rooms – approx. 2,110 sq ft
Boardroom – approx. 246 sq ft
Small meeting room/store room
Server room
Kitchen
Separate Ladies and Gents WCs

LOCATION

Travelling along Athol Street, take the first turning right onto Upper Church Street. St George's Chambers is clearly visible on the corner of Upper Church Street and Hill Street.

LEASE TERMS

New leases are available on effective FRI terms. Tenant to own rates and a portion of the building insurance.

POSSESSION

Vacant possession upon completion of all legal formalities.



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Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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SERVICES

It is understood all mains services are connected to the building. Oil fired central heating.

DEPOSIT & DIRECTOR'S GUARANTEE

A security deposit equivalent to one quarter's rent is to be paid on term commencement and to be returnable on satisfactory expiry of the lease. A director's guarantee will be required if the lease is taken in the name of a limited company.

VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**

REFERENCES

Financial and professional references will be required from prospective tenants and guarantors may be required in the case of limited companies.



