

# TO LET

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

## 1<sup>st</sup> Floor Suite, St George's Chambers, Hill Street



- Modern, light and airy office suite, in a prominent corner position offering lots of natural light. Benefitting 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.

## SERVICES

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

## DEPOSIT & DIRECTOR'S GUARANTEE

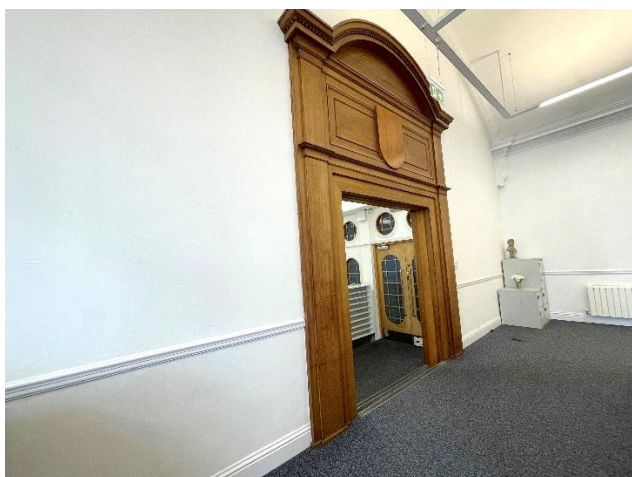
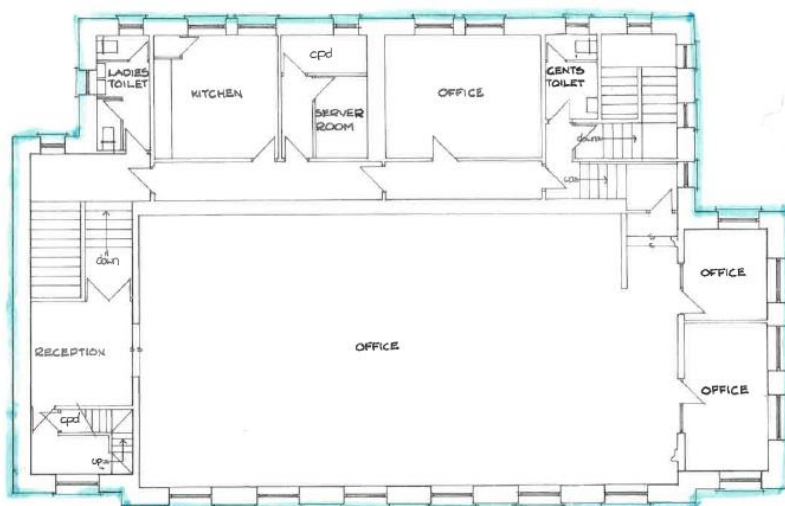
A security deposit equivalent to one quarter's rent is to be paid on term commencement and to be returnable on satisfactory expiry of the lease. A director's guarantee will be required if the lease is taken in the name of a limited company.

## 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.



Sharon Gelling  
Commercial Department  
01624 645550 (option 3)  
[sharon@blackgracecowley.com](mailto:sharon@blackgracecowley.com)  
Ben Quayle  
Commercial Director  
01624 645550 (option 3)  
[ben@blackgracecowley.com](mailto:ben@blackgracecowley.com)

### Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Black Grace Cowley or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except

