



QUALITY, NEWLY REFURBISHED OFFICES

**TO LET**

589 - 1,185 SQ FT



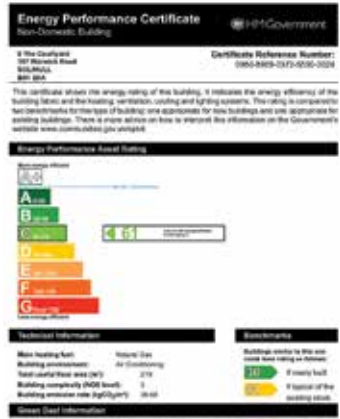


## DESCRIPTION

No.6 The Courtyard is a modern three storey office building that has been comprehensively refurbished to an extremely high standard. The specification includes:

- Open plan offices
- Suspended ceilings with metal ceiling tiles
- Carpeted floors incorporating floor boxes
- Ceiling mounted comfort cooling
- LG7 lighting
- Perimeter heating
- 4 car parking spaces remaining

All accommodation is available as a whole or alternatively on a floor-by-floor basis.

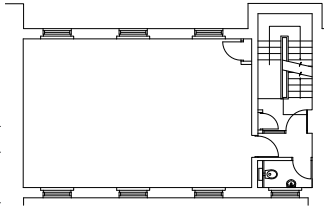


## ACCOMMODATION

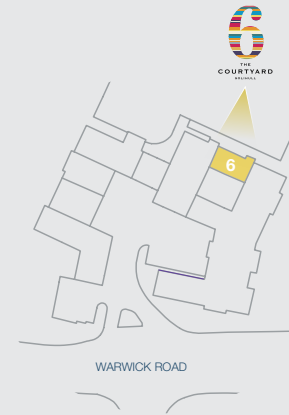
The approximate net internal floor areas equate to:

Ground Floor	589 sq ft
First Floor	596 sq ft
Second Floor*	Currently let to Tactile Technology
<b>TOTAL*</b>	<b>*1,185 sq ft</b>

\*Please note these floor areas include approximately 47 sq ft of accommodation that is less than 1.50m in height due to the sloping ceilings at second floor level.



TYPICAL FLOOR PLAN  
(Not to scale)



## LEASE TERMS

The accommodation is offered by way of a new effectively full repairing and insuring lease direct from the landlord.

## RENT

Upon application.

## SERVICE CHARGE

A service charge is payable for landlord's services. Further information on request.

## VIEWING

Strictly by prior arrangement with the joint letting agents.

## BUSINESS RATES

The ingoing tenant will be responsible for the payment of business rates direct to the local authority.

## VAT

Not elected for VAT.



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