



## OFFICES - TO LET

- 3,765 Sq Ft (349.77 Sq M)
- £62,250 per annum exclusive

## Key Features

- Intruder alarm
- Gas fired central heating
- Suspended ceilings
- Double glazing throughout
- Carpeting
- Kitchenette
- WC facilities
- 2 hour free parking directly outside the premises
- Nearby unrestricted street parking

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

## Description

The property comprises a two-storey office building, with loft conversion, beneath a pitched tiled roof.

## Location

The property is located on the northern side of Westmead Road, at its junction with Harold Road.

## Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor	1,255	116.59
First Floor	1,255	116.59
Second Floor	1,255	116.59
<b>Total Net Internal Floor Area</b>	<b>3,765 Sq Ft</b>	<b>349.77 Sq M</b>

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.



## Terms

The offices are available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

## Rent

£62,250 per annum exclusive

## Rates

According to the VOA website the property has a Rateable Value of £29,500.

NB: The rates actually payable may be subject to transitional relief.

## VAT

The property has not been elected for VAT.

## EPC

The property has a current rating of D (86).

## Legal Costs

Each party is to be responsible for their own costs in this transaction.

## Viewing

Strictly by appointment through Sole Agents:



## Morgan Pérez

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## Paul Harwood

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