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SURVEYORS

**3 Old Ladies Court, High Street, Battle**

First Floor Office Premises To Let Rent £10,500pax

# 3 Old Ladies Court, High Street, Battle TN33 0AH

Rent £10,500pax

**Location:**

Located just off Battle High Street.

**Accommodation:**

Approximately 956sq ft. Currently arranged as one large open plan office and two separate offices.

**Ammenities:**

Roof Light  
Air Conditioning  
Cat 5 Lighting  
Male and Female Toilets  
Kitchen Area

**Term:**

A new lease for a term to be agreed.

**EPC Asset Rating:**

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**Outgoings:**

A contribution towards maintenance of the building and insurance will be made.

**Rateable Value:**

The rateable value is £7,100. Small business rate relieve may apply.

**Legal Costs:**

Both parties legal costs to be borne by the ingoing tenants.

**Possession:**

Immediate upon completion of legal formalities.

**VAT:**

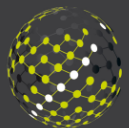
All prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves of VAT in respect of any transaction.

**Viewing:**

Strictly by appointment through the agents, Meridian Property.



	Sq ft	Sq m
<b>TOTAL APPROX:</b>	<b>956</b>	<b>88</b>



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Contact  
3 Alexandra Parade, Park Avenue  
Hastings, East Sussex, TN34 2PQ

Tel: 01 424 863306  
[www.meridianproperty.co.uk](http://www.meridianproperty.co.uk)  
[info@meridianproperty.co.uk](mailto:info@meridianproperty.co.uk)

Agent's Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.