

meridian
SURVEYORS

Chain Lane, Battle

A ground and first floor office to let

Rent £9,500pax

Location:

Located on the outskirts of Battle and within easy access of the High Street.

Accommodation:

Ground Floor Area Approximately 359 sq. ft.
First Floor Area Approximately 357.sq ft

Amenities:

- Air Conditioning
- Kitchenette Facilities
- Two WCs
- Parking for two cars
- Gas Central Heating
- Double Glazing
- Alarm

Term:

A new lease for a term to be agreed.

EPC Asset Rating: B

Rateable Value: Rateable value- £7,400 per annum- small business rate relieve may be available.

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

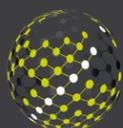
Possession: Immediate upon completion of legal formalities.

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
TOTAL APPROX:	716	66



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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