

meridian  
SURVEYORS

## Cambridge Road, Hastings

A First Floor Office To Let

Rent £3,950 pax



**Location:**  
Hastings Town Centre.

**Legal Costs:**  
Each party responsible for their own legal fees.

**Accommodation:**  
Office approximately 402sq ft.  
Kitchen approximately 94sq ft.

**Possession:**  
Immediate upon completion of legal formalities.

**Amenities:**  
Kitchen  
Shared Toilet Facilities  
Electric Heating  
Entryphone System  
Fluorescent Lighting  
Carpeted  
Recently Redecorated

**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.

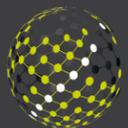
**Term:**  
A new lease for a term to be agreed.

**Viewing:**  
strictly by appointment through the agents, Meridian Property.

**EPC Asset Rating:**  
D

**Rateable Value:** The rateable value is £2,275. Small business rate relief may be available.

	Sq ft	Sq m
<b>TOTAL APPROX:</b>	<b>402</b>	<b>37</b>



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Contact  
16 Havelock Road, Hastings  
East Sussex, TN34 1BP

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.