

meridian  
PROPERTY

# First & Second Floor, Sedlescombe Road North

Rent £9000pax

## Description:

Meridian Property are pleased to offer for rent this well presented, bright and spacious first and second floor office building located in Silverhill, St Leonards on Sea.

Access is via the rear of the building, just off Strood Road where you will find the parking. Access is via an external staircase leading to a private entrance to the offices. The ground floor offers the kitchen, toilet facilities and two separate offices. On the first floor you will find two separate offices.

The premises has been redecorated throughout with new flooring and new electric heaters.

Call us today to book you viewing.

## Location:

Located in Silverhill amongst a host of local amenities including ASDA, petrol station, various food outlets and many more.

## Accommodation:

Ground floor front office approx. 253sqft

Ground floor rear office approx. 127sqft

Kitchen approx. 85sqft

WC

First floor front office approx. 193sqft  
First floor rear office approx. 124sqft

## Amenities:

Convenient Location  
Car Parking  
Double Glazed  
New Efficient Electric Heating  
Kitchen  
Toilet Facilities

## Term:

A new lease for a term to be agreed.

## EPC Asset Rating: TBC

## Rateable Value:

The rateable value in £4800. Small business rate relief may be available.

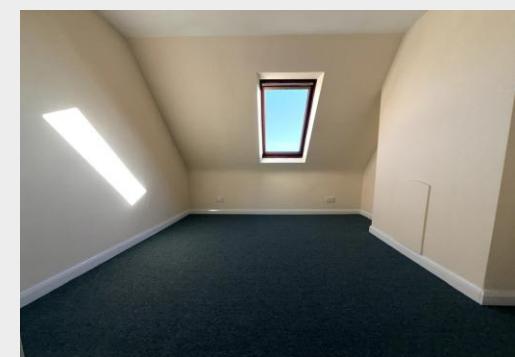
## Legal Costs:

Both parties legal fees to be borne by the incoming tenant.

## 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.



	Sq ft	Sq m
<b>TOTAL APPROX:</b>	<b>796</b>	<b>74</b>

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Agents 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.