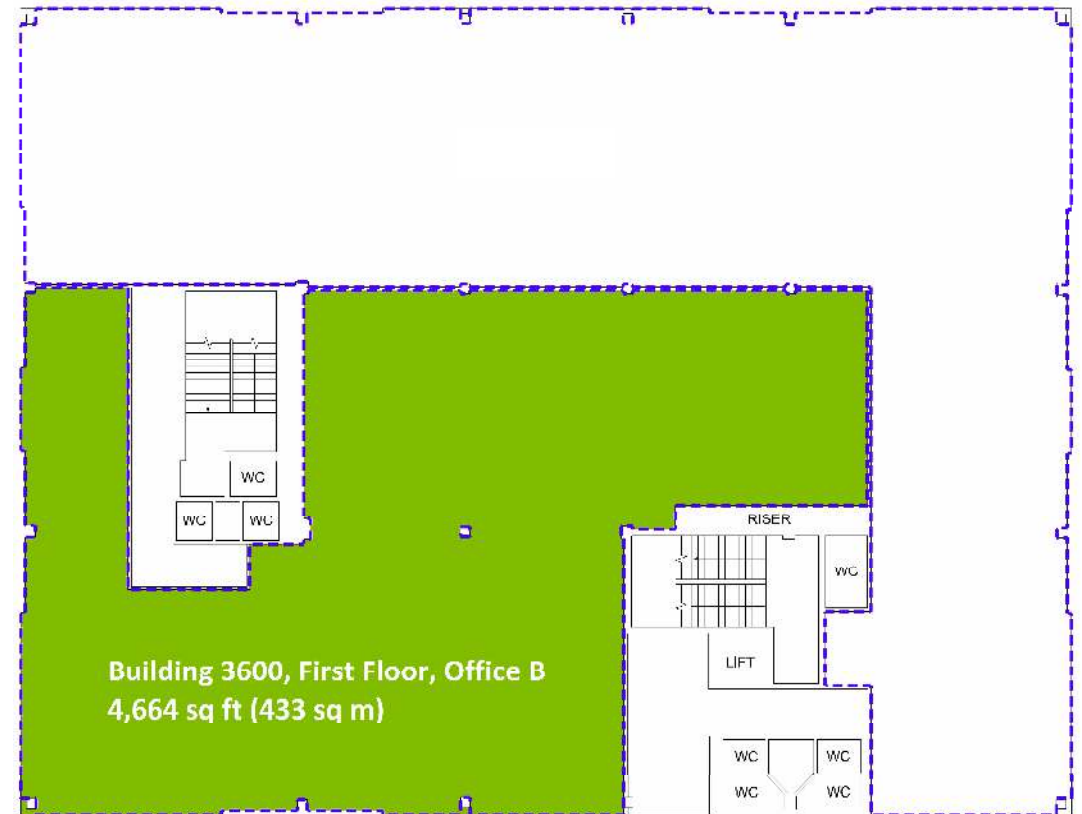




**BUILDING
FLOOR**

**3600
1st FLOOR Office B**

Size	4,664 sq ft (433 sq m)
Car parking spaces	23
Rent	£74,624 pa
Rent (sq ft)	£16.00
Rateable Value	£60,500
Rates Payable 2024/25	£33,033
2024 Service Charge	£39,646
Total Outgoings	£147,303
Total Outgoings (sq ft)	£31.58



IMPORTANT NOTICE: Hellier Langston and their clients give notice that: (i) they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Hellier Langston have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.