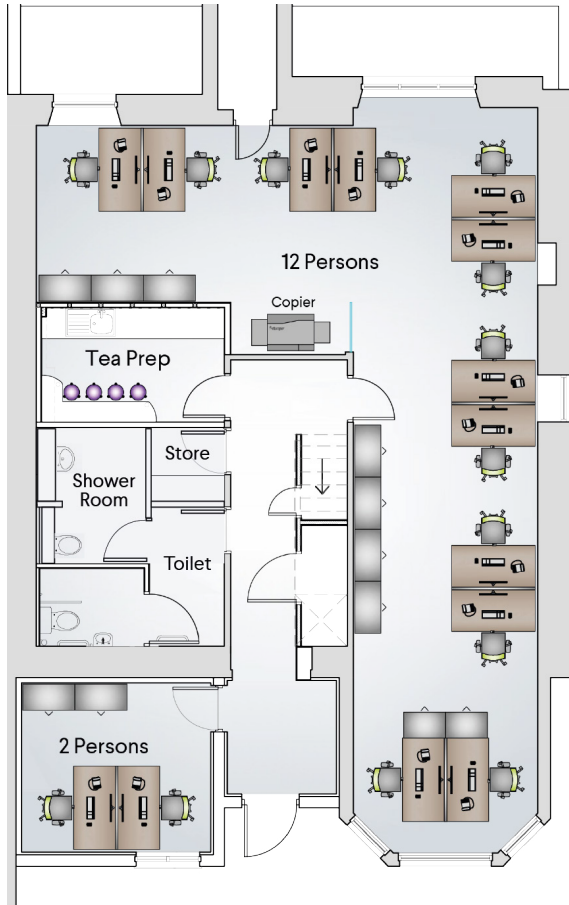


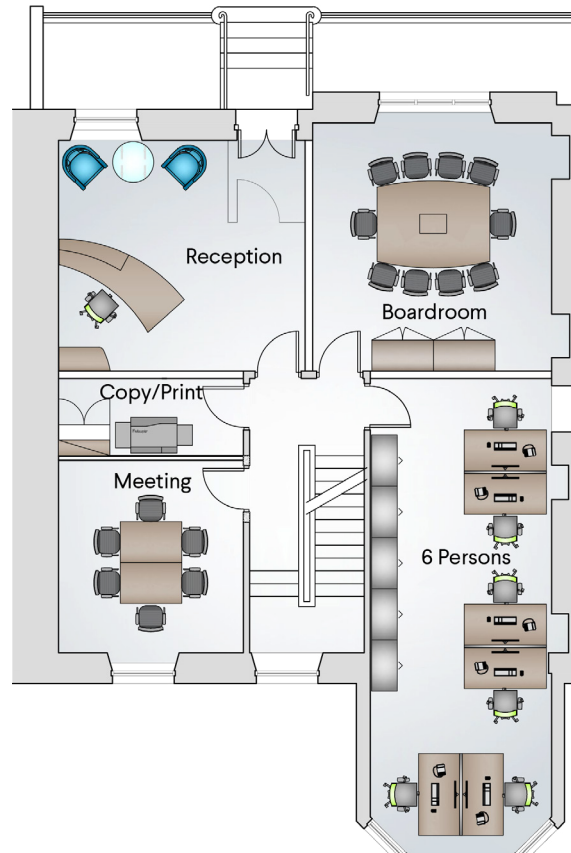
FLOOR PLANS



LOWER GROUND FLOOR

100.42 SQ.M / 1,081 SQ.FT

1 x 12 Person Office
1 x 2 Person Office
Shower Room
Tea Prep
Store

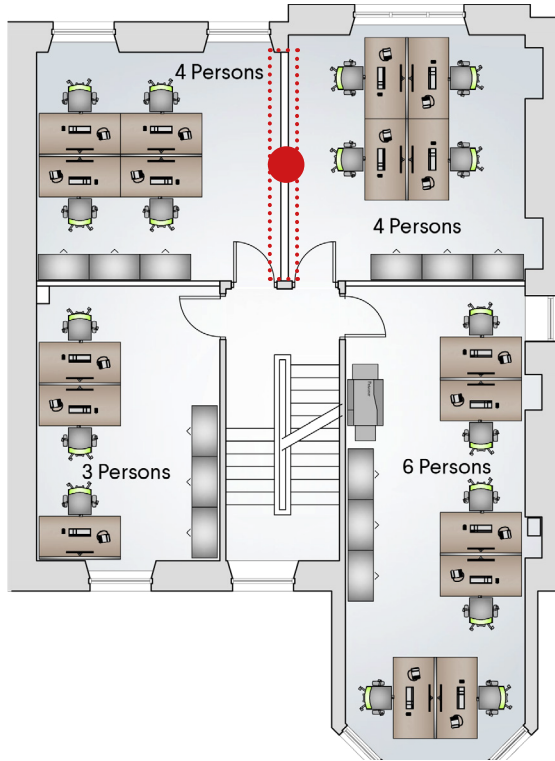


GROUND FLOOR

95.41 SQ.M . 1,027 SQ.FT

Reception
Boardroom
Meeting Room
1 x 6 Person Office
Copy / Print Room



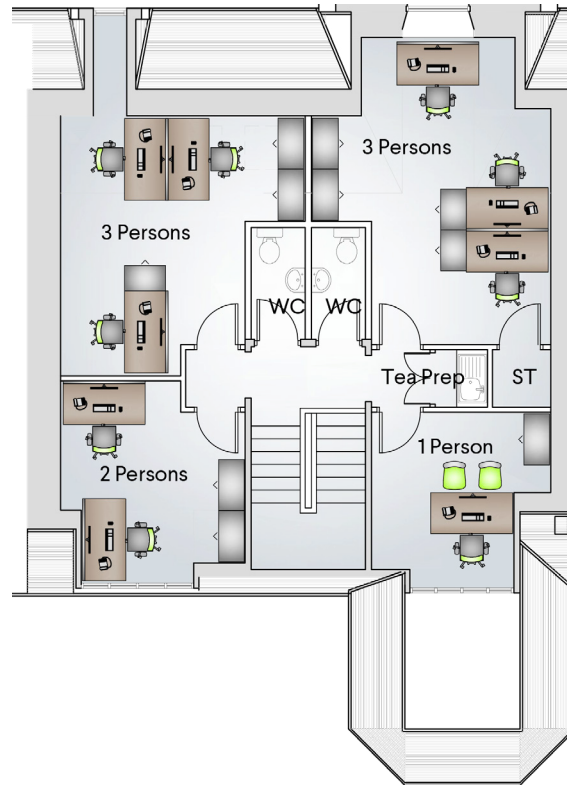


FIRST FLOOR:

98.75 SQ.M / 1,063 SQ.FT

2 x 4 Person Offices 1 x 6 Person Office
1 x 3 Person Office

● There is a building warrant to remove internal wall if required between the two front rooms, creating more seating space.



SECOND FLOOR

65.40 SQ.M . 704 SQ.FT

2 x 3 Person Offices 1 x Single Office
1 x 2 Person Office Tea Prep





KNIGHT PROPERTY GROUP

www.knightpropertygroup.co.uk

LEASE TERMS

Our client is seeking to lease the premises for a negotiable duration, on standard full repairing and insuring terms. Any medium to long term commitment will require to incorporate provision for periodic rent reviews.

CAR-PARKING

16 car-parking spaces can be found to the rear of the property with access off Albert Lane. An excellent ratio of 1:242 sq.ft. is provided.

RATEABLE VALUE

The property is contained in the Valuation Roll at a Rateable Value of £97,500.

RENT/PRICE

On application.

LEGAL COSTS

Each party will be responsible for their own legal costs. The ingoing occupier will be liable for any LBTT and Registration dues.

EPC RATING

F

VAT

The rental figure is exclusive of VAT which will be chargeable at the standard rate.

VIEWINGS

To discuss how Knight Property Group can accommodate you at Balmoral House, please contact the joint letting agents:



Graeme Nisbet

01224 597532

graeme.nisbet@fgburnett.co.uk



Dan Smith

01224 971111

dan.smith@savills.com