



trudgill & co

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**TO LET
1st FLOOR REAR OFFICE
16 CHURCH STREET
AMPHILL**



Single room on the first floor of building in the centre of the Georgian market town of Ampthill

Description:

Single room office on first floor with storage area, communal wc/kitchenette facilities on the first floor. The office has independent access to the rear of 16 Church Street.

Floor Area:

The floor areas and dimensions are briefly as follows:

Office Area - 15.29m² (464.6ft²)

Store Room – 3.08m² (33.15ft²)

Office 2.88m max x 6.6m max (9' 4" x 21' 8") Plus storage space
Window to the side, night store heater.

Basis of Occupation:



R.C. Trudgill BSc(Hons) MRICS

It is proposed that the office is let on an inclusive basis to include electricity, rates and rent. The initial term will be 12 months.

Legal Costs:

The ingoing tenant will be responsible for payment of the Licence Fee of £300 plus VAT.

Rent Deposit:

A rent deposit of one quarter of the annual rent will be required

Insurance:

Buildings insurance is included within the cost of the monthly rental.

Rent:

£400 per calendar month inclusive of electricity, water and rates.

Rates:

Rates are included within the cost of the monthly rental.

Viewing:

Strictly by appointment through Trudgill & Co. Tel: 01525 404343



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