



APPROXIMATELY SQ FT

## Description

At 55 Grove Road, we have brought together the old with the new, retaining many of the fantastic original features of the building alongside more modern finishes - offices don't have to be bland and boring.

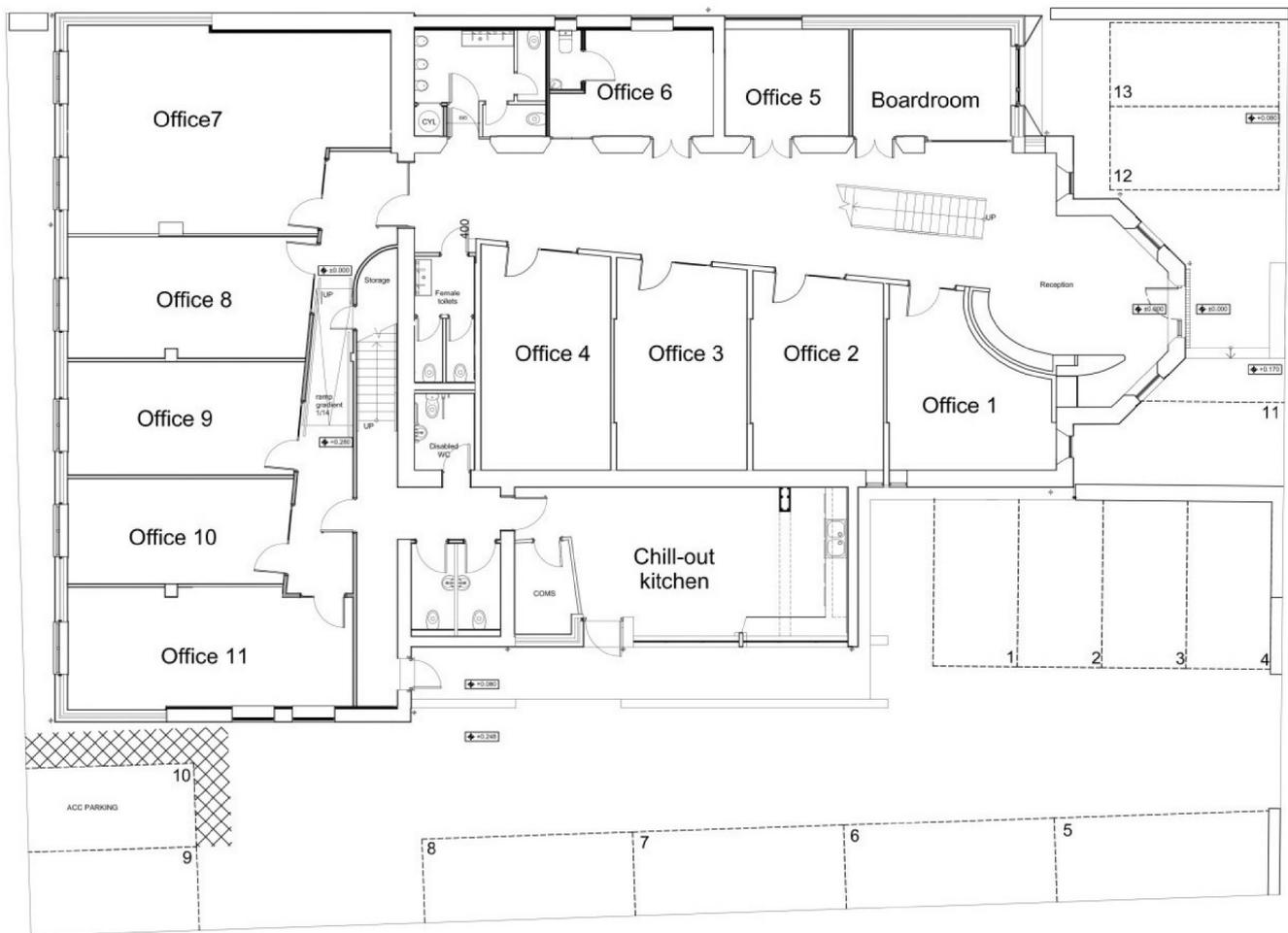
There are 20 offices, ranging in size from 11m<sup>2</sup> to over 30m<sup>2</sup>. The suites are designed to offer the greatest level of flexibility allowing for spaces to be combined to offer larger units if required.

Please click on the following link for a virtual tour.

<http://storage.net-fs.com/hosting/4242570/2/index.htm>

**BRAND NEW SERVICED  
OFFICES FROM £6875.00**

**Per annum**



## Key Features

Benefit's include a fantastic café breakout area alongside modern WC's, ground floor shower room and a dedicated, fully functional, boardroom available. Parking is made simple, with a number of spaces available to reserve on site or ample free parking surrounding.

24/7 key less, alarmed, CCTV secure access to each of the suites that come with modern and comfortable office furniture, high speed Internet

with guaranteed connectivity from multiple providers and a VOIP telephone system which can be personalised to a tenant's needs. Additional services are available.

## Directions

Proceeding up Kings Road, take the right hand turn immediately after St Luke's Church and 55 Grove Road can be found on the left as you follow the road round with a number of amenities.

## Tenure

Leasehold. The property is available on a new lease the

terms of which are to be negotiated.

## VAT

All figures quoted are deemed exclusive of VAT where applicable.

## Rateable Value

Rateable Value: N/A  
Uniform Business Rate for 2017/17 £0.479.

## Viewing

Strictly by appointment with the agent Tel: 01423 501211.

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