



APPROXIMATELY 620 SQ FT

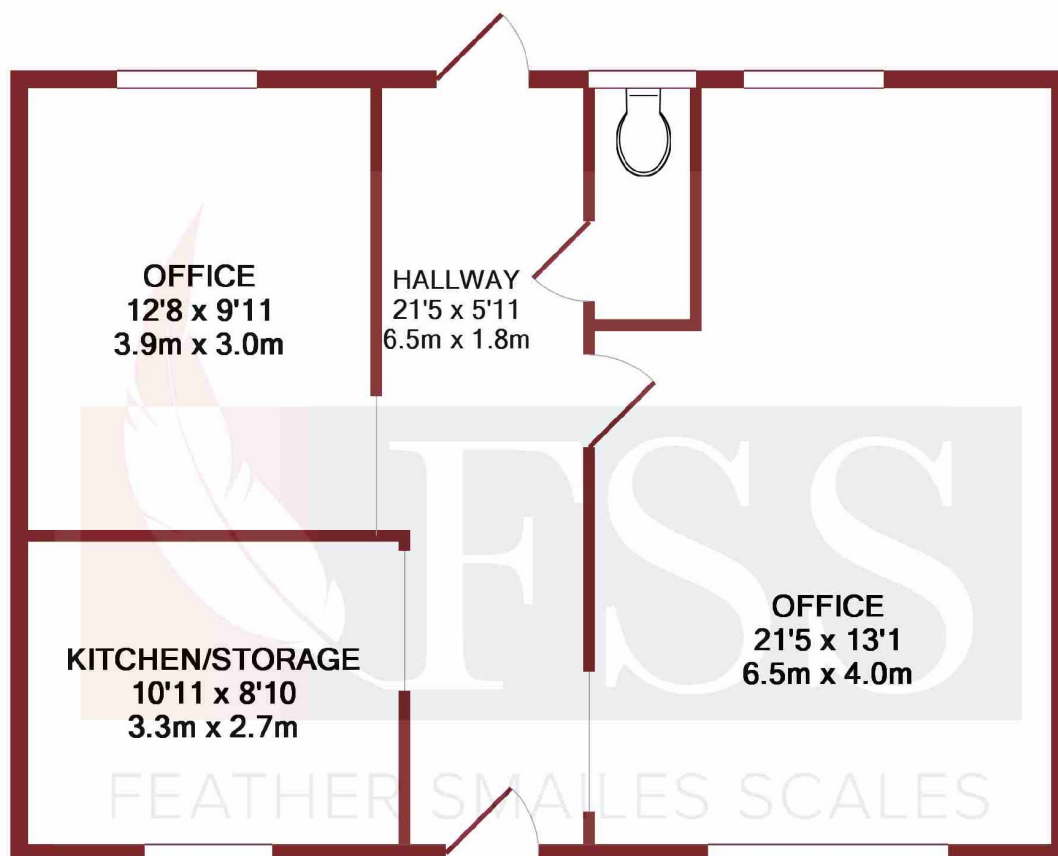
Description

The property occupies part of the second floor of this prominent building on Oxford Street, very close to the Halifax, Marks and Spencer and TUI Travel Agency.

This self-contained suite of offices recently refurbished to a "Grade A" standard with Air conditioning, and configured into two separate offices with accompanying kitchen/server room. The accommodation would readily provide accommodation for a variety of professional users. The accommodation is fitted to a good standard throughout having wood laminate flooring and new carpet, newly painted walls, A suspended ceiling with new recessed lighting, UPVC windows and new blinds. There is also a private WC.

**SMART OFFICE SPACE ON
OFFER**

£11,750
Per annum



TOTAL APPROX. FLOOR AREA 620 SQ.FT. (57.6 SQ.M.)
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Location and Directions

Located on Oxford Street to the right of the Halifax Building Society.

Tenure

Leasehold. The property is available on a new lease the terms of which are to be negotiated.

Annual Service Charge for 2017 £922.90.

Rateable Value

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Uniform Business Rate for 2017/17 £0.479.

Small business rate relief may be available to some occupiers.

Further enquiries should be directed to HBC 01423 500600.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Services

All mains services are connected to the property.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Viewing

Strictly by appointment with the agent Tel: 01423 501211.

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