

Property Particulars

MARGATE

MILL LANE HOUSE, CT9 1LU

2nd FLOOR OFFICE SUITE IN THE MILL LANE WING TO LET



SITUATION

The premises occupy a prominent corner position at the junction of Mill Lane and Churchfields and adjoin the multi-storey car park. Close by there are the Council offices, Law Courts, Library and Regal Walk shopping centre.

DESCRIPTION

From the entrance hall with reception area the suite is approached by both lifts and stairs. There is a disabled toilet to the ground floor and male and female toilets upon the second floor.

The refurbished suite has suspended ceilings, perimeter trunking and heating and fitted carpets. The approximate dimensions are as follows:

Second Floor Suite	73.2 sq m	820 sq ft
TOTAL FLOOR	73.2 sq m	820 sq ft

LEASE

The premises are available upon a new Full Repairing & Insuring lease for a term of years to be agreed.

SERVICE CHARGE

The service charge is calculated on the basis of a percentage of the floor area and includes building insurance, concierge service, heating lighting and maintenance of communal areas including kitchens and toilets and lifts.



FEES

The ingoing tenant is to be responsible for all costs incurred in the preparation of the lease.

EPC

Certificate available upon request

RENT

We are instructed to offer this office suite, subject to contract, at £6,000 per annum exclusive.

VALUE ADDED TAX

VAT will be charged if applicable

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden Commercial

Telephone: 01843 841123
Email: jan@clarke-crittenden.com

Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.