

## Property Particulars

# MARGATE

MILL LANE HOUSE, CT9 1LU

## MODERN OFFICE PREMISES TO BE LET WITH CONCIERGE



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

Suite 13	26.9 sq m	290 sq ft
Suite 14	25.8 sq m	278 sq ft
<b>TOTAL FLOOR</b>	<b>52.7 sq m</b>	<b>568 sq ft</b>

### 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 the suites, subject to contract, at the following rentals,

Unit 13	£2,900 pax
Unit 14	£2,780 pax

### VALUE ADDED TAX

VAT will be charged if applicable

### VIEWINGS

Strictly by previous appointment through Clarke & Crittenden Commercial

Telephone: 01843 841123  
Email: [ian@clarke-crittenden.com](mailto:ian@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.