

Maxwell

Estate Agents

www.maxwellestateagents.com

Tel: 01481 248123

REF: CR1009

Rental Price: £1,450 PCM

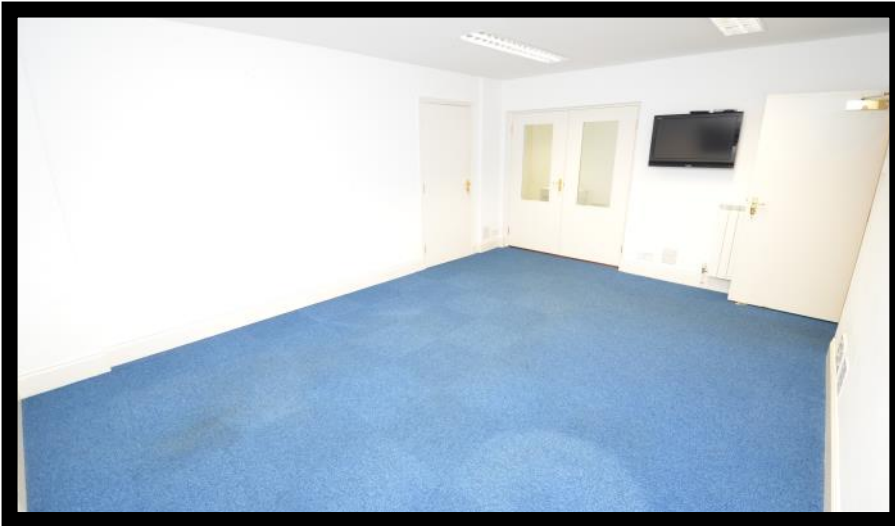
A **Self Contained Ground Floor Office Unit**. Situated in a quiet lane on the outskirts of town. Complete with **3 Parking Spaces** available on a new internal and decorating lease terms. **Heating and Electric included** in price.

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Shared Kitchen



Secondary Office

The offices are to be assigned a new 1 year lease with the option to renew if both parties agree. The new Tenant will be responsible for any and all internal repairs and decorating. Payment of Heating, Water and Electricity is included in the rental payment. A Deposit of 2 months rent (£2,900) is required.

- Each party is responsible for their own legal costs.
- 1 Year Min Term - Option to renew.
- Available immediately subject to references.



Shared Toilet Facilities



Office / Store Room

Main Office

5.22m (17'1") x 3.84m (12'7")

- Fitted carpet.
- Power and Lighting.
- Phone points.
- Flat screen TV connected to SKY.
- Radiator.

Secondary Office

4.57m (14' 11") x 2.67m (8'9")

- Upvc obscure half glazed door to parking.
- Upvc window to front aspect.
- Twin Radiators. Power and Lighting.
- Phone points.
- Above storage area.
- Fitted carpet.



Office / Store Room

5.22m (17'1") x 1.70m (5'6")

- Power and Lighting.
- Fitted carpet.
- Radiator.
- Phone points.
- There is a partition in place to separate the main office, but this can be taken down to make a larger main office if need be.



Office / Store Room



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Shared Galley Kitchen



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Shared Facilities



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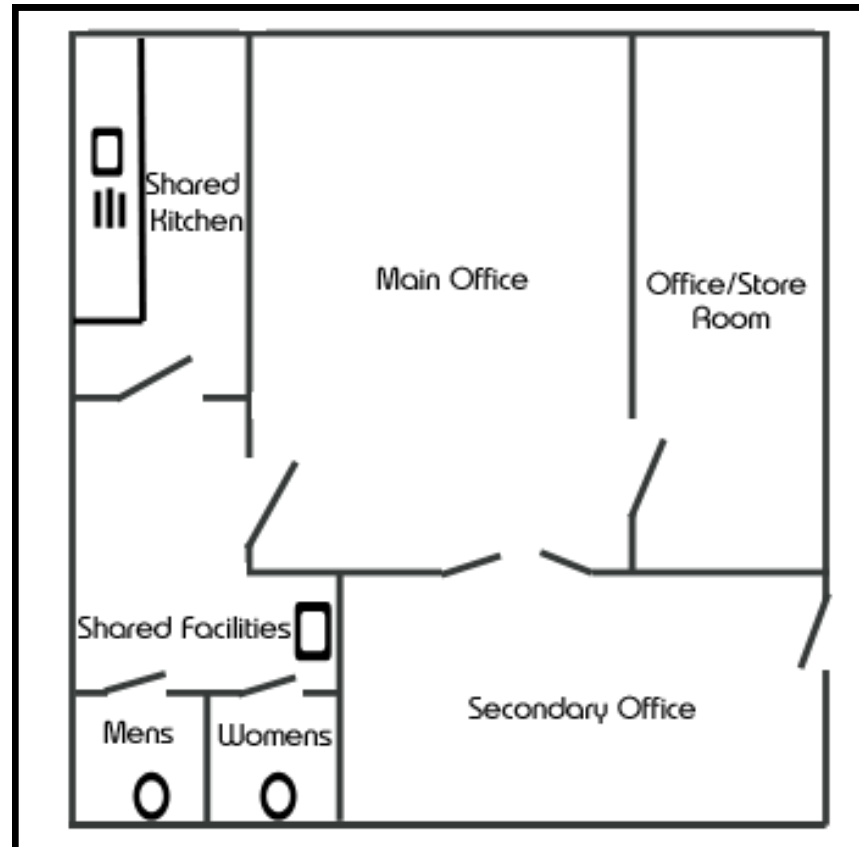
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Off Lane Parking

• **Parking spaces for 3 Vehicles.**

FLOOR PLAN



**EACH PARTY IS
RESPONSIBLE FOR
THEIR OWN LEGAL
COSTS**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no longer guarantee as to their operability or efficiency can be given.

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ADDITIONAL INFORMATION

TRP: TBA
PERRY'S REF: 16 B4

WATER, ELECTRICITY AND HEATING IS INCLUDED.

SERVICES

MAINS DRAIN MAINS ELECTRIC MAINS WATER
ELECTRIC CENTRAL HEATING

VIEWINGS

STRICTLY BY APPOINTMENT WITH
MAXWELL ESTATE AGENTS LIMITED (GUERNSEY)

Our standards are high... that's why the family name is above our door

Creative, straight forward and professional

High quality HD Panoramic Video's

Good old fashioned customer service

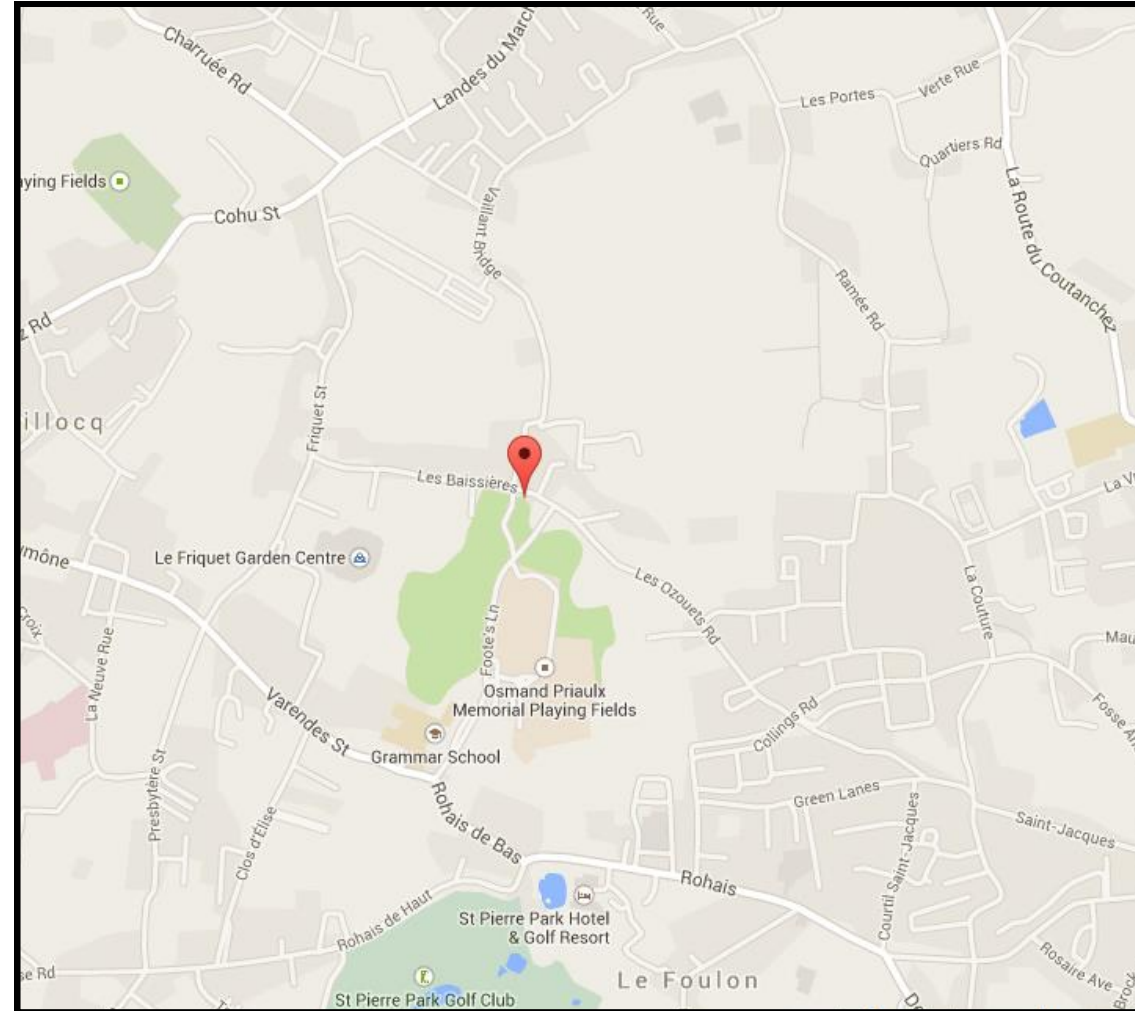
Regular Effective Marketing

Confident, trustworthy, with Free Valuations

Personal service on a one to one basis

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With you every step of the way



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