



**GROUND FLOOR OPEN PLAN  
WORKSHOP/STUDIO**

**Rent £10,500 PA**

## **Description**

Within Pendragon House, situated on ground floor level is an open plan workshop/studio space with dedicated kitchenette and WC facilities. The property lends itself to a variety of occupiers given it's flexibility and position within the office park, although heavy uses would not be appropriate.

The property which has only very recently come vacant is neutrally decorated with LED lighting, large windows and double entry doors providing natural light, and an eaves height of 2.5 metres.

The office is available on a term length to be agreed and comes with 4 dedicated car parking spaces, as well as delivery/loading access to the double doors.

## **Tenure**

Leasehold. New terms to be negotiated.

## **Costs**

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

## **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.

## **Rates**

Rateable Value: TBC.

Uniform Business Rate for 2020/21: £0.512.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600.

## **Services**

All mains services are connected to the property.

## **VAT**

All figures quoted are deemed exclusive of VAT where applicable.

## **Directions**

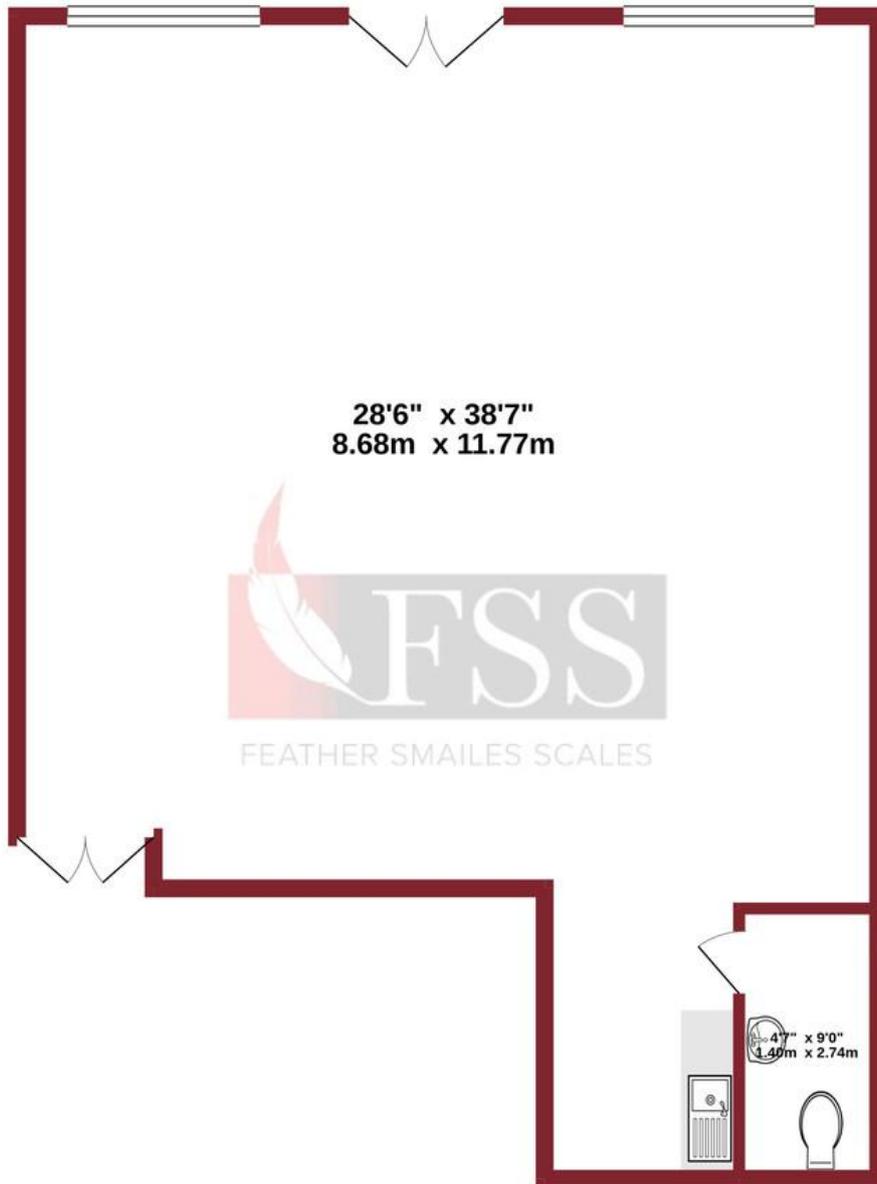
From the village of Scotton head North past the cricket pitch onto Low Moor Lane, the office can be seen on the right hand side after approximately half a mile indicated by our To Let board.

## **Viewing**

Strictly by appointment with the agent Tel: 01423 501211.



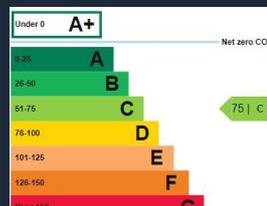
**GROUND FLOOR**  
923 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.8 sq.m.) approx.  
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01423 501211

www.fssproperty.co.uk

commercialdept@fssproperty.co.uk

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