

# BULLOCH HOUSE – 1<sup>st</sup> FLOOR REAR

## Specification:

- ❖ **Size:** 50.85 sq. m (544 sq. ft).
- ❖ The suite is self-contained with own tea point.
- ❖ Full Cat 5 cabling with powered floor boxes.
- ❖ Optional furniture.
- ❖ Male and female WCs to immediate landing.
- ❖ **EPC** - The property has an Energy performance Certificate of 116 (E Rating). Further information available upon request.
- ❖ **Inclusive Cost:** £13,000 p.a. plus VAT.  
Cost includes estate charge, building insurance, utilities, rates, cleaning of common parts, on site management, internet to 75Mb. (IT connection is available at extra cost above 75Mb).
- ❖ **Business Rates:** Included.

