

# CHARLESTON HOUSE – FIRST FLOOR

## Specification:

- ❖ **Size:** 118.4 sq. m (1,253 sq. ft)
- ❖ The suite is self-contained with own tea point
- ❖ Break out space
- ❖ Meeting Room
- ❖ Full Cat 5 cabling with powered floor boxes
- ❖ 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:** £25,000 p.a. plus VAT
- ❖ Cost includes estate charge, building insurance, utilities, cleaning of common parts, on site management, internet to 75Mb. (IT connection is available at extra cost above 75Mb).
- ❖ **Business Rates:** Tenant is responsible for business rates. Full Small Business Rates Relief is available to qualifying tenants

