

# CHARLESTON HOUSE – 2<sup>ND</sup> FLOOR

## Specification:

- ❖ **Size:** Front Suite – 63.33 sq. m. (682 sq. ft.)  
Rear Suite – 41.59 sq. m. (448 sq. ft.)  
Total- 104.92 sq. m (1,130 sq. ft.)  
(May split)
- ❖ The rear suite is self-contained with own tea point
- ❖ Male and female WCs to immediate landing
- ❖ Potential to split
- ❖ **EPC**- The property has an Energy performance Certificate of 85 (D Rating). Further information available upon request
- ❖ **Inclusive Cost:**  
Rear Suite – £9,000 p.a. plus VAT  
Front Suite – £12,000 p.a. plus VAT  
Combined - £18,500 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:** The Tenant is responsible for business rates. The Rateable Value is £10,500. this is not the amount you pay. Full Small Business Rates Relief is available to qualifying tenants.

