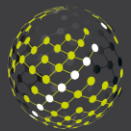




Corner Office Battle Road, Swailes Green, Robertsbridge



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SURVEYORS

An office/studio

Rent £660pcm

Description:

This unique opportunity to rent a newly constructed detached office/studio unit (formerly class B1) now new class E usage in a stunning rural location.

Internally you will find an office area, mezzanine storage, refreshments area, WC, and cloakroom.

This charming detached building has high ceilings, two skylights, modern electric heating, double glazing, and all-new appliances.

Location:

Located in the picturesque village of Cripps Corner.

Accommodation:

Office Space approx. 12'88 x 15'92 (3.66m x 4.57m) With double-glazed windows to the front aspect, further Velux windows in the vaulted ceiling, a mezzanine storage area, ceiling lighting, multiple power points, and a wall-mounted electric heater.

Kitchen Area approx. 6'89 x 4'83 reducing to 3'89 (1.83m x 1.22m reducing to 0.091m) Fitted with wall and base units with slim work surface, single bowl sink with mixer tap, and inset ceiling lighting.

Cloakroom area approx. 6'92 x 5'21 (1.83 x 1.52m) Fitted with low level wc, wash hand basin with drawers beneath and mixer tap, inset ceiling lighting, and electric wall heater.

Term:

A new lease for a term to be agreed.

EPC Asset Rating:

TBC

Legal Costs:

Each party responsible for their own legal fees.

Possession:

Immediate upon completion of legal formalities.

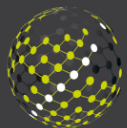
VAT:

All prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves of VAT in respect of any transaction.

Viewing: Strictly by appointment through the agents, Meridian Property.



	Sq ft	Sq m
TOTAL APPROX:	250	23



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Agent's Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.