



81 Langton House

High Street, Battle, TN33 0AH

Character Town Centre Office Accommodation – Suites 5 & 6 To Let

300 to 595 sq ft
(27.87 to 55.28 sq m)

- Prominent High Street position
- Private balcony to suite 6
- Available immediately
- Rent from just £133.33pcm

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Summary

Available Size	300 to 595 sq ft
Rent	£133.33 - £400 per month
Business Rates	Upon Enquiry
VAT	Applicable. VAT is payable on rent and service charges
EPC Rating	EPC exempt - Listed building

Description

1st & 2nd floor office suites available together or separately.

Current availability:

Suite 5 – comprising one single room 28.1 sq m (300sq ft) @ £2,544.00pa (£212.00pcm)

Suite 6 – comprising 2 rooms as follows:

Office 1 – overall 28.9 sq m (310 sq ft), twin aspect, strip lights, carpet. Doors to:

Office 2 – overall 26.6 sq m (285 sq ft) feature ceiling beams, twin aspect, door to balcony.

Total overall area Suite 6 – 55.5 sq m (595 sq ft) @ £4,800pa (£400pcm)

- There are shared use of kitchen and cloakroom facilities.
- Each tenant contributes to fire/buildings insurance in addition to the rent.
- Suites have their own meters for electricity.
- New lease(s) available, length to be agreed for a minimum term of 6 months.
- VAT is charged on the rent and fire insurance

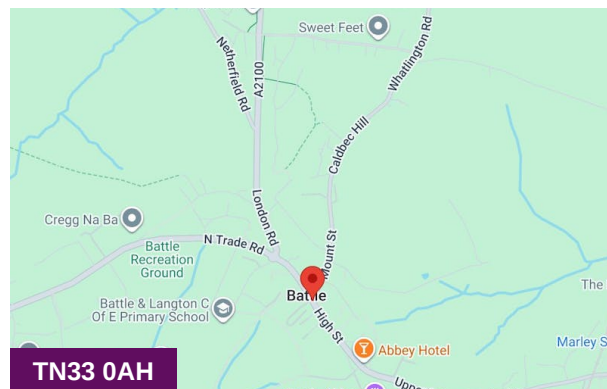
Location

Occupying a prominent position along Battle High Street, close to the castle and visitors centre.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Suite 5	300	27.87
Suite 6	595	55.28
Total	895	83.15



Viewing & Further Information



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