



# OFFICE/STUDIO SPACE TO LET

St. Michael's Business Centre (occupying a former Victorian school) is a bustling and vibrant business hub in the heart of the town. It provides office accommodation for a variety of small businesses.

- Close to town centre
- Ground Floor
- Secure entrance



UNIT 2 APPROX. 548 SQ. FT. (51 M. SQ.)



UNIT 2A APPROX. 291 SQ. FT. (27 M. SQ.)

Units 2 and 2A are now available to rent either all together, as a combination of units or separately.

## Details

These units are very spacious, and include ample electrical points as well as wifi access. Both units have the use of the shared kitchen and WC facilities. The units are managed by LRDT Property Management Ltd. and a service charge is levied to cover utilities (including heating, gas, electricity and water), cleaning and maintenance of common parts and exterior, buildings insurance, fire alarm etc.

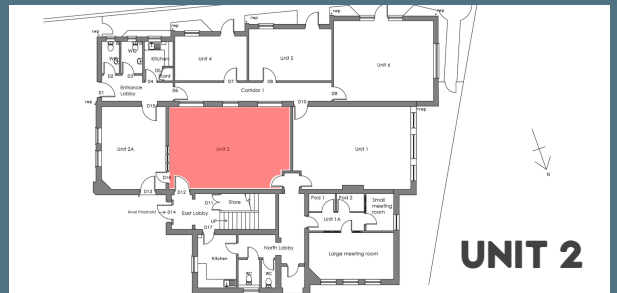
## NOTES

1. VAT will be charged on the rent and service charge.
2. Business Rates will be paid by the tenants.
3. Tenant to pay the landlord's legal costs in preparation of the leases. The landlords envisage a 3-5 year lease initially but are prepared to discuss tenants' individual requirements. The lease will be 'opted out of the Security of Tenure Provisions of the Landlord and Tenant Act 1954'.




LRDT PROPERTY MANAGEMENT

MAY 2023



CONTACT NOW >

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