



*the voice of experience*

Per Annum

Rent £9,600



**1 Cannon Street, Dover, CT16 1BY**

First floor furnished self-contained office suite in pedestrianised area of Dover, just off the Market Square. Close to car parks and the bus station will be available from middle of August.

- **Central Location**
- **All Inclusive Rent**
- **Centrally Heated**
- **WIFI**
- **Door Entry System**



To arrange a viewing please call **01304 246111**

First floor self-contained furnished office suite in pedestrianised area of Dover, just off the Market Square. Close to car parks and the bus station.

### Description

Recently refurbished with carpet to the floors and painted walls. There is considerable natural light from the large front bay window. Small kitchen area and own cloakroom facilities. There is an entry phone and a key fob to the main entrance door. Centrally located close to shops and transport facilities.

### Ground Floor

Entrance door with stairs leading up to First Floor Office

### Main Office

Fully furnished Office

Approx. 19'1" x 13'9" / 5.84 x 4.21

Total: 258 sq ft / 24 sq m

### Kitchen

Approx. 11'6" x 11'0" / 3.53 x 3.37

Total: 129 sq ft / 12 sq m

### Cloakroom

### Services

Included Electricity, Central heating and wifi.

### Business Rates

Included within the rent.

### Lease

Terms to be agreed. Minimum 1 year.

### Rent

£9,600 per annum inclusive of all bills.

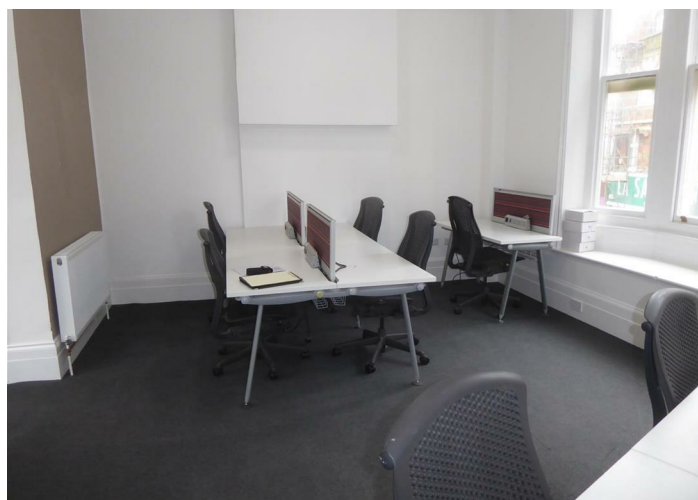
### Legal Costs

The incoming tenant is required to pay the landlords legal fees in the preparation of the lease.

### Viewing

Strictly by appointment only with Tersons 01304 246115

Email: [commercial@tersons.com](mailto:commercial@tersons.com)



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