



To Let

Lynch Lane Offices
Egdon Hall
Lynch Lane
Weymouth
Dorset
DT4 9DN

90 - 290 Sq Ft
(8.36 - 26.94 Sq M)

Key features

- Serviced Offices
- From £50 per calendar month
- From 90 - 290 sq ft currently available
- Flexible Terms
- Easy in, easy out
- Furniture Available, terms to be negotiated



LOCATION

The property is located on Lynch Lane in Weymouth.

DESCRIPTION

Various sized serviced individual offices and office suites.

ACCOMMODATION

See current availability below.

OFFICE	SIZE (sq ft)	SIZE (sq m)
Office E24A	105 Sq Ft	9.75 Sq M
Office E24B	105 Sq Ft	9.75 Sq M
Office G9	290 Sq Ft	26.94 Sq M
Office G14	90 Sq Ft	8.36 Sq M

Allocated parking is available.

LEASE

The units are available on licences with a one month deposit and one month licence fee in advance. 30 days notice in and out. Licence fees include gas and electricity, digital telephone and line rental, reception facility, post delivery and collection, buildings insurance, external repairs & maintenance and cleaning of common areas. Business rates will be charged in addition direct from West Dorset District Council.

Broadband, call answering service, administration services and photocopying/fax/station are available, if required, costs available on request.

RENT

Office E24A	- £325 per calendar month
Office E24B	- £325 per calendar month
Office G9	- £610 per calendar month
Office G14	- £250 per calendar month

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available on request.

NOTE

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyance before agreeing or signing a business tenancy agreement.

The Code is available through professional institutions and trade associations or through the website:-
www.leasingbusinesspremises.co.uk

FIXTURES AND FITTINGS

All fixtures and fittings are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the owners nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.



Viewing Arrangements:

t: 01935 432044
e: sales@rmwknight.com

RMW Knight is a trading name of RMW Surveyors LLP (Hereafter RMWK).

Please note that these particulars constitute all or part of any contract, and no contract will exist or be deemed to exist until formal documentation has been completed by both parties.

All descriptions, statements, dimensions, references to availability, condition, and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility and prospective purchasers/lessees must satisfy themselves as to the accuracy of the details given to them either verbally, or within this or any other document provided and neither the owners, nor their agents shall be liable for any inaccuracies. No person employed by RMWK has any authority to make or give any representation or warranty whatsoever in relation to this property. Intending purchasers or tenants should by enquiry to this office, satisfy themselves as to the correctness and availability in each case before arrangements are made to travel and view.

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