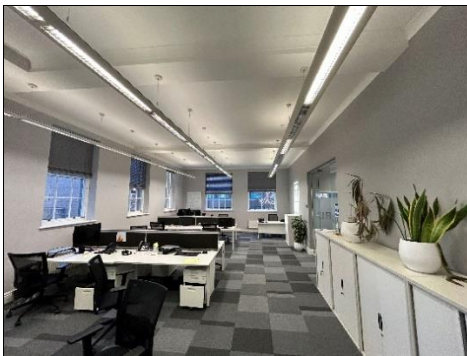
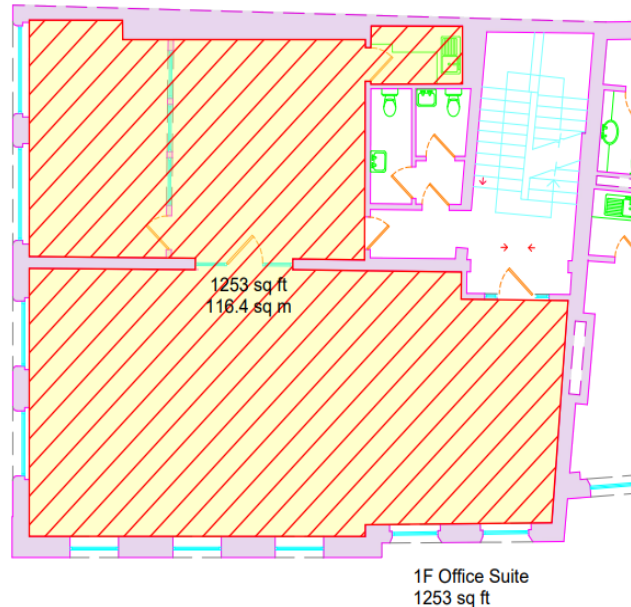


# CHARLESTON HOUSE (1<sup>ST</sup> FLOOR) - RUMFORD COURT

## EXTERNAL & OFFICE



## 1<sup>ST</sup> FLOOR – PLAN



Inclusive Cost: £22,000 p.a. plus VAT

Size: 104.92 sq. m (1,130 sq. ft)

Terms: A new lease. Cost includes estate charge, building insurance, utilities, cleaning of common parts, on site management, internet to 75Mb

Rates: Tenant is responsible for business rates. Full Small Business Rates Relief is available to qualifying tenants

### Specification:

- The suite is self-contained with own tea point
- Full Cat 5 cabling with powered floor boxes
- IT connection is available at extra cost above 75Mb
- Gas central heating
- Male and female WCs to immediate landing
- Potential to split



For any enquiries regarding offices available within Rumford Court please do not hesitate to contact: E: [commercial@keppiemassie.com](mailto:commercial@keppiemassie.com) / [timgarnett@keppiemassie.com](mailto:timgarnett@keppiemassie.com)

T: 0151 255 0755

Subject to Contract

**DISCLAIMER - Keppie Massie (KM) give notice that:**

1. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.
2. No employee of KM has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property.
3. KM will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.
4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
5. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and KM have not tested any services, equipment or facilities. Purchasers/Tenants must satisfy themselves by inspection or otherwise.
6. KM will not be liable in negligence or otherwise for any loss arising from the use of these particulars.
7. Unless otherwise stated, all prices and rents are quoted exclusive of VAT
8. All floor areas have been measured and calculated in accordance with the RICS property measurement Standards
9. KM are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. KM do not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. All interested parties should rely on their own enquiries in this respect.

**Agents Note**

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

**Date of Publication: February 24**

**Declaration: A Director of Keppie Massie has an interest in the property.**