

# BULLOCH HOUSE – 2<sup>ND</sup> FLOOR FRONT

## Specification:

- ❖ **Size:** 69.41 sq. m (747 sq. ft).
  - ❖ The suite is self-contained with own tea point.
  - ❖ Full Cat 5 cabling with powered floor boxes.
  - ❖ Male and female WCs to immediate landing.
  - ❖ **Inclusive Cost:** £16,000 p.a. plus VAT.
- Cost includes estate charge, building insurance, utilities, rates, cleaning of common parts, on site management, internet to 75Mb. (IT connection is available at extra cost above 75Mb).
- ❖ **Business Rates:** Included.
  - ❖ **EPC** - The property has an Energy performance Certificate of 116 (E Rating). Further information available upon request

