



## Lode Street, Brandon, IP27 0BD

**Rent - £750 PCM      Deposit - £865**

A centrally situated first & second floor serviced office within the town of Brandon, located above Chilterns Estate & Letting Agents. Separate toilet and kitchen provided. Two allocated parking spaces.

The property is to be let on an a licence. The licence terminable after twelve months by either party giving three months' notice in advance. Licence fee paid monthly in advance. A 5 week default deposit will also be required at the time of signing the licence agreement.

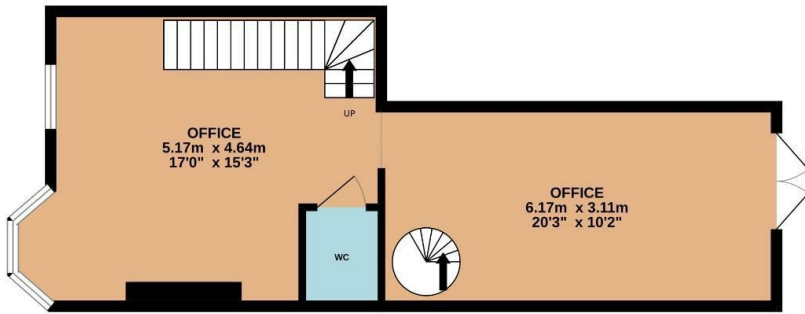
In-going Tenants will be required to make a contribution of £350 plus VAT towards the preparation of the Licence Agreement.

- AVAILABLE IMMEDIATELY
- TWO ALLOCATED PARKING SPACES
- CALL NOW TO ARRANGE A VIEWING
- SERVICED OFFICE
- TOWN CENTRE LOCATION

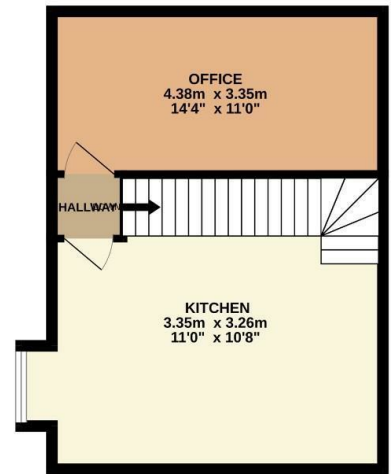


Council Tax Band: - EPC Rating: 0

GROUND FLOOR  
43.4 sq.m. (467 sq.ft.) approx.



1ST FLOOR  
37.6 sq.m. (405 sq.ft.) approx.



TOTAL FLOOR AREA : 81.1 sq.m. (873 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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