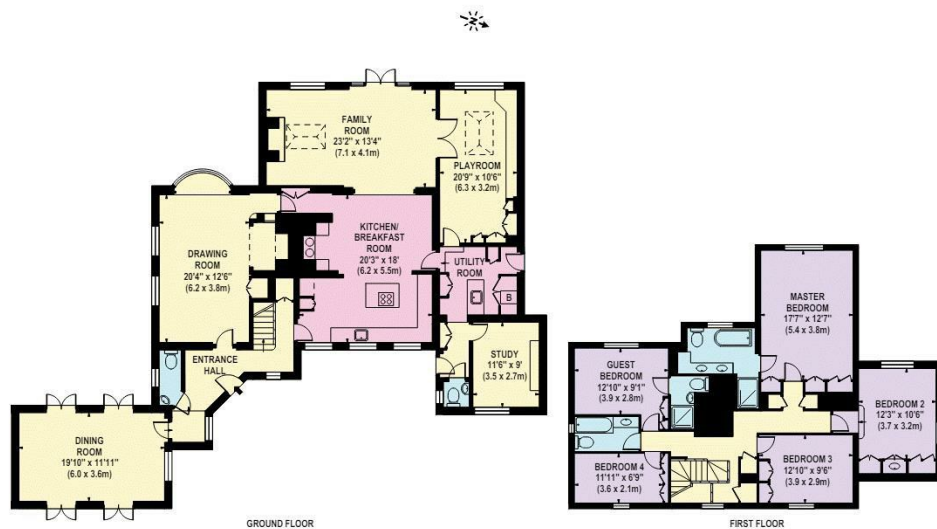




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PER MONTH

**£8,700 Per Month**  
**Polsted Lane**



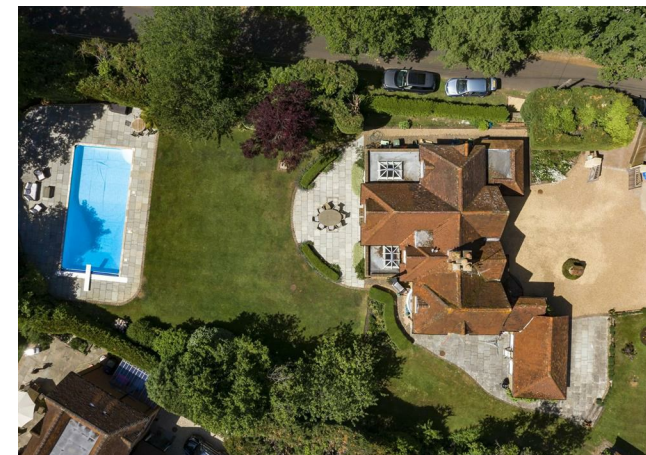
APPROX. GROSS INTERNAL FLOOR AREA 3124 SQ FT / 290 SQ M

Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, fixtures and fittings are approximate and should not be relied upon for the purpose of a contract. These measurements are for guidance only and should not be relied upon for the purpose of a contract. The floor plan is for guidance only and should not be relied upon for the purpose of a contract. The floor plan is for guidance only and should not be relied upon for the purpose of a contract.

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| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   |         |           |
|                                             |   |         |           |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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