

TO-LET

£1000 Per Month

Class E Usage



**A FIRST FLOOR SUITE OF SELF-CONTAINED OFFICES
SITUATED IN A PROMINENT POSITION RIGHT IN THE
HEART OF TOWN. TERMS TO BE NEGOTIATED.**

**71a High Street, Sheerness
ME12 1NE**





TOTAL FLOOR AREA: 1259 sq.ft. (117.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the information contained herein, measurements of areas, dimensions, levels and any other data are approximate and no responsibility is accepted for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Mark and Helenage 12/2016



An excellent opportunity to rent up to 896 sq ft of self-contained first-floor offices (Class E) in the busy Sheerness town centre, positioned directly above the newly opened Banking Hub. The accommodation is arranged as four individual office suites, ranging from 140 sq ft to 296 sq ft, each available separately or as a combined package. Tenants will also benefit from use of a shared kitchen and unisex WCs. Flexible terms are available, and interested parties are invited to contact Mark at Rule & Rule to discuss rent and negotiable lease options tailored to client requirements.



MONEY LAUNDERING REGULATIONS 2007: Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 - Rule and Rule has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.