



## 81 Langton House

High Street, Battle, TN33 0AH

### **Character Town Centre Office Accommodation – Suites 1, 5 & 6 To Let**

**240 to 1,135 sq ft**  
(22.30 to 105.44 sq m)

- Prominent High Street position
- Private balcony to suite 6
- Available immediately
- Rent from just £133.33pcm

# 81 Langton House, High Street, Battle, TN33 0AH

## Summary

<b>Available Size</b>	240 to 1,135 sq ft
<b>Rent</b>	£133.33 - £400 per month
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Applicable. VAT is payable on rent and service charges
<b>EPC Rating</b>	EPC exempt - Listed building

## Description

1st & 2nd floor office suites available together or separately.

Current availability:

Suite 1 – comprising 1 room with skylight overall 22.3 sq m (240 sq ft) @ £1,600pa (£133.33pcm)

Suite 5 – comprising one single room 28.1 sq m (300sq ft) @ £2,544.00pa (£212.00pcm)

Suite 6 – comprising 2 rooms as follows:

Office 1 – overall 28.9 sq m (310 sq ft), twin aspect, strip lights, carpet. Doors to:

Office 2 – overall 26.6 sq m (285 sq ft) feature ceiling beams, twin aspect, door to balcony.

Total overall area Suite 6 – 55.5 sq m (595 sq ft) @ £4,800pa (£400pcm)

- There are shared use of kitchen and cloakroom facilities.
- Each tenant contributes to fire/buildings insurance in addition to the rent.
- Suites have their own meters for electricity.
- New lease(s) available, length to be agreed for a minimum term of 6 months.
- VAT is charged on the rent and fire insurance

## Location

Occupying a prominent position along Battle High Street, close to the castle and visitors centre.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Suite 1	240	22.30
Suite 5	300	27.87
Suite 6	595	55.28
<b>Total</b>	<b>1,135</b>	<b>105.45</b>



## Viewing & Further Information



**Hannah Murphy**

01825 762222

[hannahm@oldfield-smith.co.uk](mailto:hannahm@oldfield-smith.co.uk)