



## First Floor, Regent House, Mitre Way, Battle, TN33 OBQ

Office suite close to Battle Station with parking

- First Floor Suite
- To Let at £21,500pa
- Close to Battle Railway Station
- Air Conditioning
- Off road parking
- Call for an appointment to view

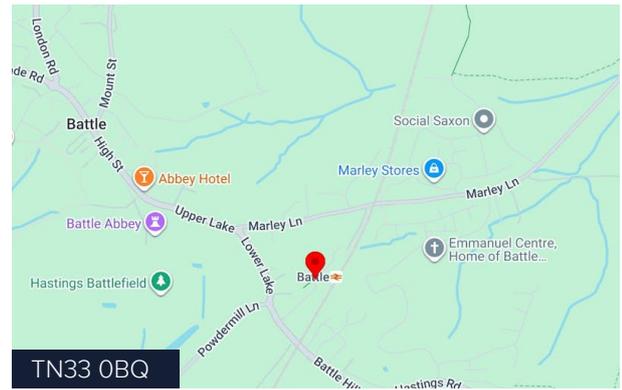
# First Floor, Regent House, Mitre Way, Battle, TN33 0BQ

## Summary

<b>Available Size</b>	1,979 sq ft
<b>Rent</b>	£21,500 per annum
<b>Business Rates</b>	To be confirmed
<b>EPC Rating</b>	B (38)

## Location

The property is located on Mitre Way just off the road leading to Battle Railway station. Battle town centre is a short walk to the north. Access to Hastings to the south and Tunbridge Wells and London to the north is via the A21.



## Accommodation

Floor/Unit	Description	sq ft	sq m
1st	Offices	1,844	171.31
1st	Staff	54	5.02
1st	Store	81	7.53
<b>Total</b>		<b>1,979</b>	<b>183.86</b>



## Terms

The office suite is available by way of a new lease by negotiation at a rent of £21,500pa plus Service Charge.

VAT may be payable.

Ingoing tenant to contribute towards Landlords reasonable legal costs.



## Viewing & Further Information



**Alex Hobbis**

01424 423 626

ahobbis@dyerandhobbis.com

**More properties @ [dyerandhobbis.com](http://dyerandhobbis.com)**