



**17 - 18**

High Street, Battle, TN33 0AE

**Semi-Serviced High Street –  
Suites 1, 2/2a, 10 & 14  
Available To Let**

**221 to 1,324 sq ft**  
(20.53 to 123 sq m)

- High Street semi-serviced office suites to let
- Car parks close-by
- Agreements from just 6 months

**Summary**

<b>Available Size</b>	221 to 1,324 sq ft
<b>Rent</b>	£282.50 - £475 per month
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Applicable. VAT is payable on rent and service charges
<b>EPC Rating</b>	Upon enquiry

**Description**

Office suites to let on semi-serviced basis above Fornello's restaurant and Battle Goldsmiths. The High Street is served well with a series of car parks as well as on-street parking.

There is shared use of kitchen and cloakroom facilities although some suites have their own. Suites have door entry point.

Current availability:

Suite 1 – 31.7 sq m (341 sq ft) arranged as three rooms plus kitchen and cloakroom with shower. The suite benefits from carpet and ceiling lighting. Rent £300.00pcm plus VAT.

Suites 2 & 2a – 44.6 sq m (482 sq ft) arranged as small lobby with doors to 2 separate rooms, one with elevation to the front of the building and the other to the rear. Formally used as a hair salon having capped off pipework which could be re-instated. There is a small store cupboard plus door to cloakroom with low level wc and wash hand basin. A cupboard houses a tall water cylinder for the supply of hot water. Rent £475.00pcm plus VAT.

Suite 10 – 19.6 sq m (221 sq ft) – Small lobby leading to office with window to rear, carpet, ceiling lighting, door entry point. £282.50pcm plus VAT.

Suite 14 – 25.7 sq m (277 sq ft) single room with carpet and wall heater, window to front, feature beams. Rent £325.00 pcm plus VAT.

- Agreements available from just 1 year.
- Tenants also contribute to building insurance (charged in addition to the rent and also subject to VAT).
- Each suite has its own electricity meter where tenants deal directly with the supplier.
- VAT is charged on the rent and fire insurance

**Accommodation**

The accommodation comprises the following areas:

Name	sq ft	sq m
Suite - 1	344	31.96
Suite - 2/2a	482	44.78
Suite - 10	221	20.53
Suite - 14	277	25.73
<b>Total</b>	<b>1,324</b>	<b>123</b>



**Viewing & Further Information**



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