



**RENT Rent £4,442 pa,**

## SITUATION AND DESCRIPTION

Hair and Son are Delighted to bring to the market a selection of available office suites situated within the popular Woodland Place Business Centre which is a modern development of serviced office suites. Services include a staffed reception, conference room (by booked appointment), meeting room (by booked appointment) and a newly refurbished kitchen/coffee lounge.

The office rentals are inclusive of heating, air conditioning, lighting, cleaning, buildings insurance and business rates.

There is guaranteed high speed internet access and an Avaya IP Office telephone system installed in all of the offices and all tenants can be connected to these facilities at an extra monthly cost documented by way of a separate agreement to run concurrently with the occupiers lease.

## ACCOMMODATION

Suite 3, 459 sqft @ £11,292.00 per annum plus VAT – available March - 2 allocated parking spaces  
Suite 11, 650 sqft @ £15,990.00 per annum plus VAT – available March - 2 allocated parking spaces  
Suite 12, 558 sqft @ £13,725.00 per annum plus VAT – available now - 2 allocated parking spaces  
Suite 16, 770 sqft @ £20,496.00 per annum plus VAT – available now – 2 allocated parking spaces  
Suite 18, 200 sqft @ £5,860.00 per annum plus VAT – available now  
Suite 19, 145 sqft @ £4,442.00 per annum plus VAT – available now  
Suite 20, 145 sqft @ £4,442.00 per annum plus VAT – available now

## DESCRIPTION

Woodland Place is a modern development of serviced office suites. Benefitting from a staffed reception, conference room, meeting room and a well appointed coffee/staff lounge.

## RATEABLE VALUE

The Rental is inclusive of business rates.

## ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

## TERMS

The available suites within Woodland Place are as follows:

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The Suite are let on a flexible lease agreement which will provides the tenant to give the Landlords a months notice at any given time however there will be a fixed yearly increase of 5% annually. Otherwise a rolling year on year contract with no break option is available.

## VIEWING

By prior appointment with Hair & Son - 01702 394959 (Option 3).

Hair & Son – 01702 394959

[www.hairandson.co.uk](http://www.hairandson.co.uk)

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These particulars are accurate to the best of our knowledge but do not constitute an offer or contract.  
Photos are for representation only and do not imply the inclusion of fixtures or fittings.  
The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

t. 01702 394959  
More than an estate agent  
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