



## HIGHGATE WORKS BOILER ROOM STORAGE ONLY TERMS

<b>STORAGE ONLY</b> <b>FLOOR AREA IN SQ METRES:</b> <i>Rates are apportioned according to this figure.</i> <i>Multiply metres by 10.76 to get sq ft.</i>	12.73
<b>FLOOR AREA IN SQUARE FEET</b>	137

### RENT BREAKDOWN

RENT* ONLY PER YEAR	RENT* ONLY PER MONTH	RENT* ONLY PER WEEK	RATES ONLY PER YEAR	RATES ONLY PER MONTH	RATES ONLY PER WEEK	TOTAL PER YEAR	TOTAL PER MONTH	TOTAL PER WEEK
£1644	£137	£31.62	£208.99	£17.42	£4.02	£1852.99	£154.42	£35.64

RENT IS £12.00 per sq foot.

THE PROPERTY IS FIRST RENTED BY MEANS OF A ONE YEAR LEASE which excludes the security of tenure provided by the Landlord & Tenant Act 1954. *By agreement this lease may be renewed on the same terms at the end of the year.*

The lease asks for THREE MONTHS' RENT in advance. Also, unusually, the lease allows the tenant THREE MONTHS' NOTICE to quit.

FOR FURTHER DETAILS RING JANE GILL AT HIGHGATE  
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**Highgate Works** was originally the builders' yard of the well-known *H&E Waters* company whose business failed in 1991. The original roof-lines of the old ramshackle yard, half a mile south of the two Forest Row roundabouts, have been retained in a complete rebuilding of the old timber structures that survived for most of the twentieth century. The three-dimensional architect's "axometric" drawing gives some idea of the attractive development. Rated by the Wealden District Council for: "B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area."

**THE BOILER ROOM** is a secure small internal room advertised here for STORAGE ONLY. The room is newly decorated and fitted with power points and light. If required as an office the monthly cost would be higher to cover estimated power consumption and car parking. See attached plan.

**STORAGE AREA TO RENT:** 11.66'x12.58'=146.68 sq ft less 10 sq ft =137sq ft rental area

**FLOORING:** Red quarry tiles.

**TOILETS:** Shared toilet facilities nearby, opposite PJ Autos Garage. Consumables checked and facility cleaned daily.

**RATES:** Rates @ £33.30 psm per annum (2018/2019 multiplier is 0.493). You may check the rates on the website of The Valuation Office: [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk). The billing authority reference number is **Ba120501152270** paragraph 1.2.

**CAR PARKING:** Rent can include ONE car parking space reserved for your exclusive use. The charge for this is £7 per week. No charge is made for visitors' parking. There is usually space available in Tomtits Lane or on site for use of casual visitors.

**ELECTRICITY:** if required, electricity is currently billed 13.3p per unit by e-on. Bills are presented at the end of March, June, September and December by the landlord. Additionally, the tenant will pay the agreed daily standing charge of 27p per day. **METER POSITION:** Meter will be fitted if electricity is required.

**HOT WATER:** No water and no sink.

**DEPOSIT:** A deposit of **£400** is returned at the end of any agreement if the premises are returned in the same decorative condition they were in at the start of the term. If the tenant ends the tenancy before the end of the term there will be a deduction of £200 made towards the legal costs of drawing up the lease.

**INSURANCE:** AVIVA provide property insurance as one policy on the whole of Highgate Works. External repairs; pathway and road maintenance; gutters and leaf clearance: all the responsibility of the landlord. The tenant is responsible for all interior decoration. The premises will be newly decorated and a deposit will be retained to ensure that the premises are returned in the same decorative order they were in at the start of the tenancy. Monthly insurance payment is £2.

**REFERENCES:** Two business references (and previous landlord where applicable) will be required before agreement.

**PETS:** No dogs or pets are allowed at Highgate Works out of consideration for the welfare of all who have business here.

**SECURITY GATES:** The Tomtits Lane heavy electronic security gate opens at 7am and closes at 8pm each day.

### **PAYMENT BY STANDING ORDER:**

An example: If the tenancy starts on January 1st, the initial payment (three months' rent in advance) will cover rent up to the end of March. First payment by standing order on February 1st will pay rent for the month of April. It follows that, if three months' notice to end the tenancy is given part way through any month, there will be still to pay that part of the final month that matches the rental days in the current month that have just passed. In other words, if you wish a tenancy to end on August 15th, and you give notice on May 15th, the rent for 1st to 15th August is to be paid either separately or by the standing order that should be paid on 1st June which pays for the whole of August. In this case any overpayment of rent will be refunded at the end of the term.

# **THE BOILER ROOM**

**11'8" x 12'7"**

**(less 10sq ft)**

**11.66' x 12.58' = 146.68 sq ft  
less 10 sq ft = 137sq ft rental area**



