



HIGHGATE LODGE

*Self-contained, centrally heated luxury suite
of SIX ground floor rooms*

FLOOR AREA IN SQ METRES: The rating authority apportions the rate according to this figure in sq metres.	76
FLOOR AREA IN SQUARE FEET	730

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
£13505	£1125.42	£259.71	£2060.74	£171.73	£39.63	£15,565.74	£1297.15	£299.34

RENT IS £18 per sq foot. *Total includes ONE car space allocation.

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 "axonometric" drawing gives some idea of the attractive development.

HIGHGATE LODGE was the purpose-built office complex of the original builders' company. The property consists of EIGHT separate areas to include toilet facilities. It is rated by the Wealden District Council for B1 use: "*B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.*"

1) Room To Right Of Entrance Lobby (Kitchen): 9'5" x 9' = 85 sq ft

2) Room To Left Of Entrance Lobby: 9'5" x 10'9" = 101 sq ft

3) Middle Office: 9'10" x 9'7" = 95 sq ft

4) Room Overlooking Garden: 13'6" x 10' = 136 sq ft

5) Skylight Room: 9'3" x 8'10" = 82 sq ft

6) Entrance Lobby: 14' x 10'8" = 149 sq ft

7) Toilet: 6'2" x 6'3" = 38 sq ft

8) Corridor: 11'6" x 3'10" = 44 sq ft

FULL RENTAL AREA: 730 SQ FT

RATES: Rates @ £55.00 psm per annum (2018/2019 multiplier 0.493). You may check the rates on the website of The Valuation Office: www.2010.voa.gov.uk. The billing authority reference number is **Ba120501152270**.

Ref 1.1 Office-adj house

FLOORING: Parquet flooring throughout. Kitchen and Toilet: beige heavy duty Altro Walkway vinyl

TOILETS: Inside toilet accommodation.

WATER RATES: Water and waste water are measured by the water meter in Tomtits Lane. **Meter Number: 04M121386** (by the security gate in Tomtits Lane). **Water £4.00 pcm.** Waste Water charge is based upon water usage. **Waste Water £9.00 pcm.**

WASTE COLLECTION: £5 per week allows use of one quarter of the 1100 litre waste-bin beside the premises.

CAR PARKING: Rent includes ONE car parking space numbered B6 reserved for your exclusive use (£1 per day). No charge is made for visitors' parking. There is usually space available in Tomtits Lane or on site for use of casual visitors. Additional reserved car spaces are occasionally available. Each additional car space is £7 per week if required.

ELECTRICITY: billed quarterly by the landlord at end of Mar/June/Sep/Dec. The meter (number 16) is in the cupboard to the left just inside the door and measures exact units consumed. It is not loaded in any way. Electricity is currently billed by *e-on* at 13.30 pence per unit. You will be charged the same; additionally you will pay the same agreed daily standing charge of 27 pence per day.

GAS: Central heating boiler. You will pay for gas directly to the supplier of your choice. We will arrange for the gas boiler to be serviced each year. Costs for this service and any on-going central heating maintenance, the safety certification, which is required by law, will all be the responsibility of the tenant.

DEPOSIT: A deposit of £1800 will be returned if at the end of any agreement 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 legal costs of drawing up the lease.

SIGNAGE: A charge of £50 plus VAT is made to cover cost of providing attractive engraved weatherproof signs for the front doors and one car space.

INSURANCE: Property Insurance is effected by AVIVA on the whole of Highgate Works. The annual premium for **HIGHGATE LODGE** is £153.00. External repairs, pathway and road maintenance, gutters and leaf clearance are 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.

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

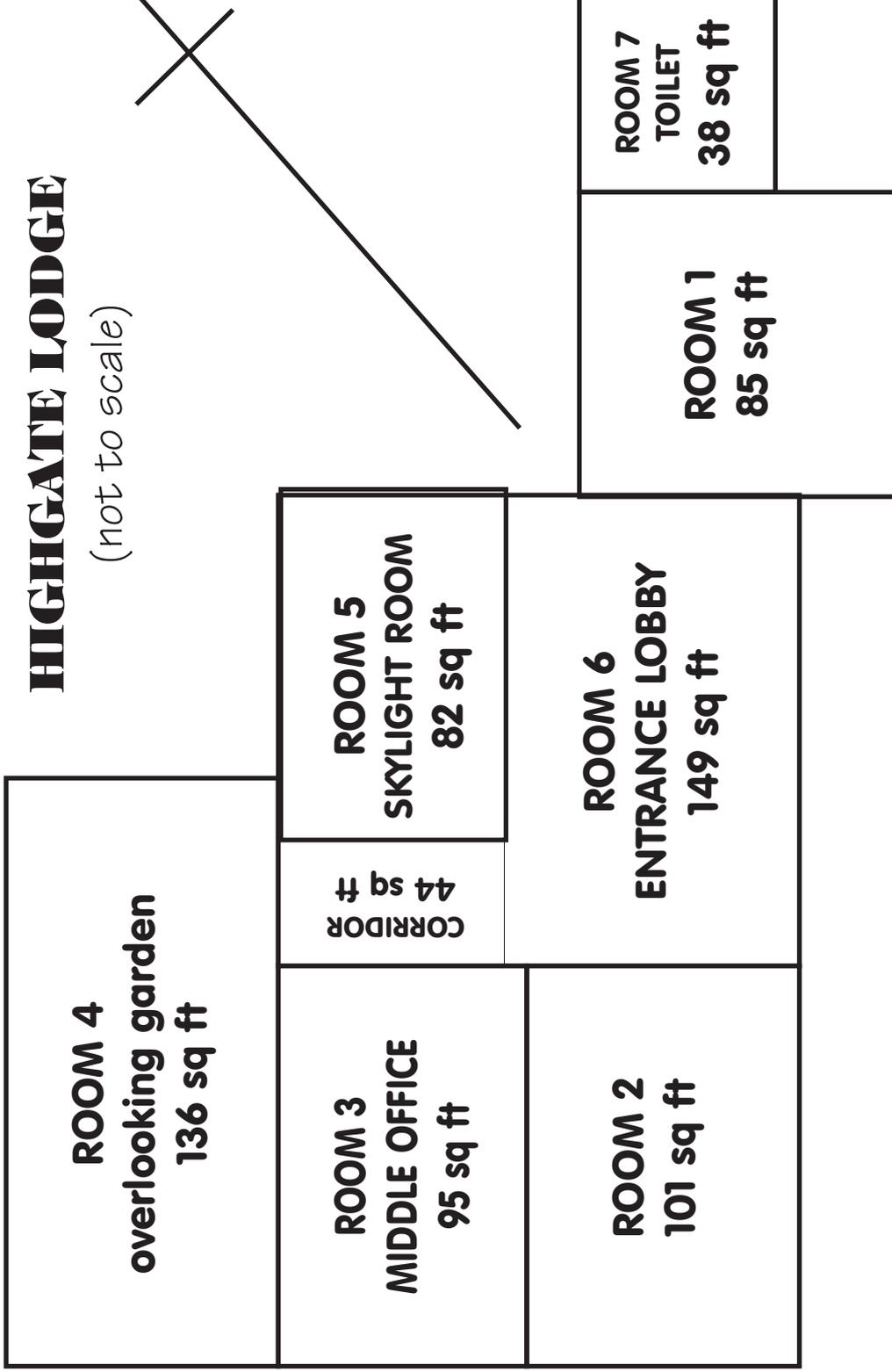
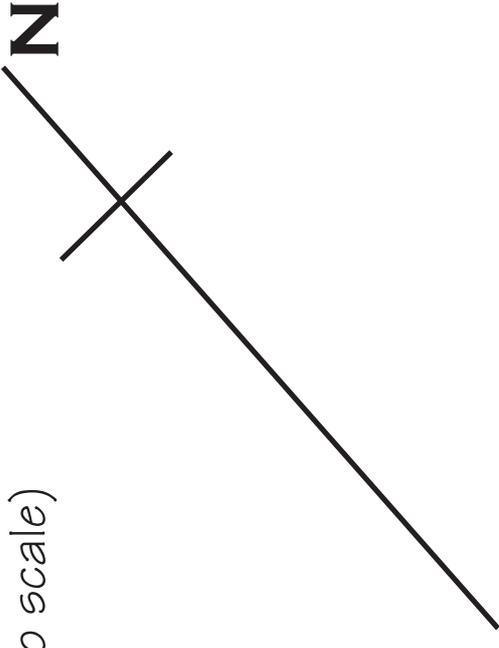
PETS: No dogs or pets are allowed at Highgate Works out of consideration for the welfare of all who have business here.

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

HIGHGATE LODGE

(not to scale)











HIGHGATE LODGE ROOM 1 KITCHEN



HIGHGATE LODGE ROOM 1 KITCHEN



SKYLIGHT ROOM 77sq ft



SKYLIGHT ROOM 77sq ft