

## CLOCKTOWER LOFT

*Small office with BIG STORAGE and Velux windows*

<b>RATEABLE AREA IN SQ METRES:</b> Rates are apportioned according to this figure. Multiply metres by 10.76 to get sq ft.	<b>37.08</b>
<b>FLOOR AREA IN SQUARE FEET</b>	<b>400</b>

### RENT BREAKDOWN

RENT IS £10 per sq foot. \*Total includes car space allocation.

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
£4365	£363.75	£83.94	£980.38	£81.70	£18.85	£5345.38	£445.45	£102.79

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 .

TO VIEW THE PROPERTY 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. 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 **CLOCKTOWER** is a refurbished Victorian stable block, the hayloft area of which is now surmounted by a restored cupola, a bronze and gilded clock and a weathervane. The ground floor is known as **CLOCKTOWER STUDIO**, and above it, is **CLOCKTOWER LOFT**. The internal decoration and insulation specification is to twenty first century building control standards. The loft accommodation with its additional storage area represents exceptional value.

**CLOCKTOWER LOFT** comprises one long room with exclusive access via a covered iron staircase. Two *Velux* windows are fitted into the roof on the lane side. Recently decorated and insulated, carpeted and fitted with cupboards and worktops. The true floor area is the same as the studio below (47feet x 15feet) but due to the way the roof tapers to the eaves, the area which is the basis of the rates and rental is 47ft by 8.5ft = Total 400 square feet. Use of the restricted space is nonetheless maximized by the fitted cupboards that run down the length of the space on both sides. This cupboard space represents an unusually large storage area.

**FLOORING:** New dark brown lightweight cord carpet.

**TOILETS:** Opposite *PJ Autos Garage*. See plans and drawings. Separate male, female toilet accommodation is provided, all of which is serviced, cleaned and provided for daily.

**RATES:** @ £53.63 psm per annum (current 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. (REF1.8)

**HOT WATER:** A small capacity water heater over the sink provides water enough for hand-washing.

**WATER RATES AND WASTE WATER RATES** are based upon readings measured by the water meter (Meter Number: 2549377 (**MARKED III** on cast iron lid in Tomtits Lane). Water £4 pcm. Waste Water £6.00 pcm.

**WASTE COLLECTION:** £5 per week allows use of one quarter of one of the 1100 litre waste-bins in the lane.

**CAR PARKING:** Rent includes one car parking space (numbered 20 on the car park allocation below) reserved for your exclusive use. 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 available. Each additional car space is £7 per week if required.

**ELECTRICITY:** The meter (number 5) is housed in the store beneath PJ Autos Garage. It measures exact units consumed. Electricity is currently billed by E-on and you pay 15.31 pence per unit; additionally each tenant pays the agreed daily standing charge of 27pence per day.

**DEPOSIT** of £800 is returned if at the end of any agreement the premises are returned in the same decorative condition as 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 £60 inc VAT is made to cover cost of providing attractive engraved signs for the entrance doors, the car park and the lane.

**INSURANCE:** Aviva provide property insurance as one policy on the whole of Highgate Works. The premium is £150 per annum for the whole of The Clocktower Building This is divided up according to floor area (ratio of 6:4) **CLOCKTOWER STUDIO** 60% of the cover; **CLOCKTOWER LOFT** 40% of the cover; so is charged £5 per month. 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 office 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.

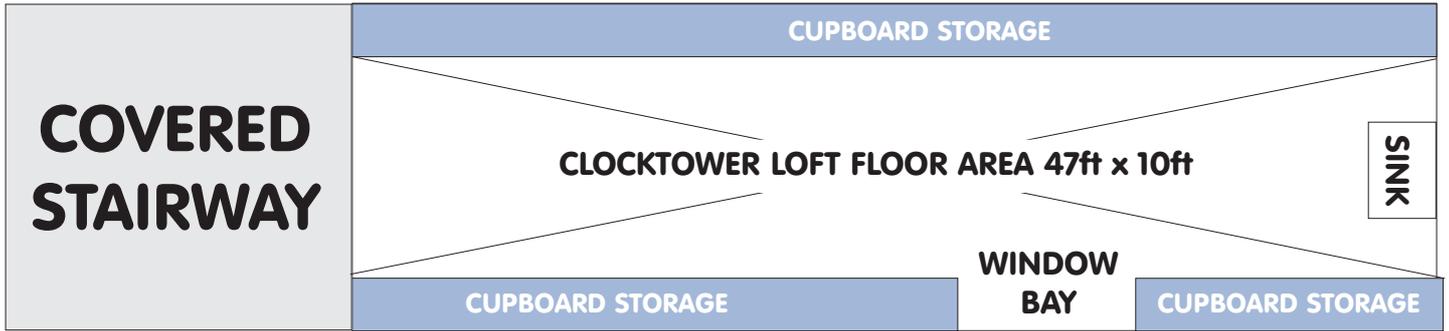
**REFERENCES:** Two business references (and previous landlord where applicable) will be required before agreement.

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

**SECURITY:** Padlocked iron gates provide extra overnight security. These are locked and opened by agreement with your tenant neighbours on this side of Tomtits Lane.

#### **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





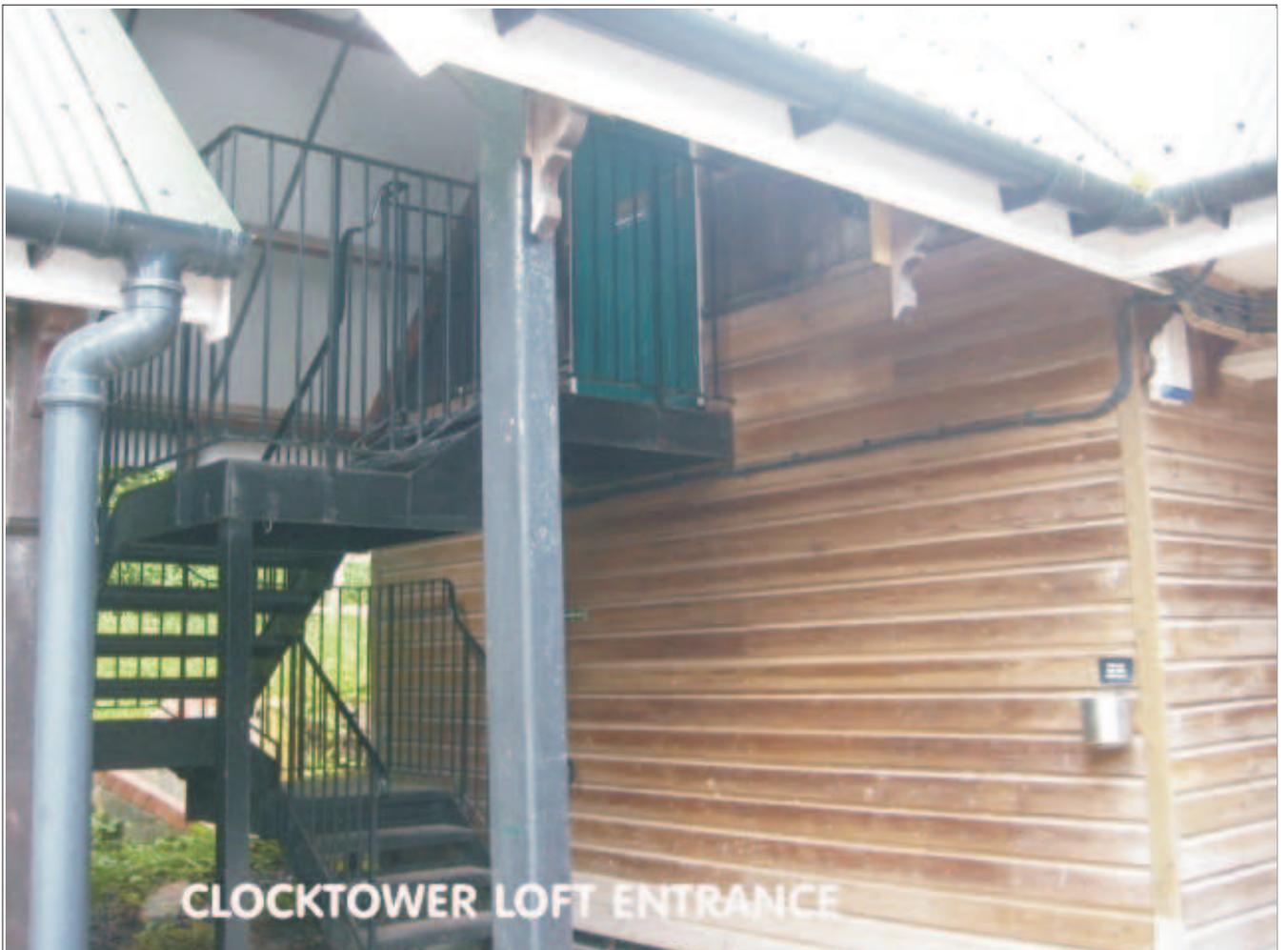
**CLOCKTOWER INTERIOR FROM ENTRANCE**



**INTERIOR TOWARDS CLOCKTOWER LOFT ENTRANCE**



**CLOCKTOWER LOFT WINDOW VIEW**



**CLOCKTOWER LOFT ENTRANCE**