



MAGPIES 2

Insulated Workshop/Studio/Office

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| FLOOR AREA IN SQ METRES: Rates are apportioned according to this figure. Multiply metres by 10.76 to get sq ft. | 58 |
| FLOOR AREA IN SQUARE FEET | 624 |

RENT BREAKDOWN

RENT IS £12 per sq foot. *Total includes car space allocation.

| RENT* | RENT* | RENT* | RATES* | RATES* | RATES* | TOTAL | TOTAL | TOTAL |
|-------|---------|---------|---------|--------|--------|----------|---------|---------|
| ONLY | ONLY | ONLY | ONLY | ONLY | ONLY | PER | PER | PER |
| PER | PER | PER | PER | PER | PER | YEAR | MONTH | WEEK |
| YEAR | MONTH | WEEK | YEAR | MONTH | WEEK | | | |
| £7853 | £654.42 | £151.02 | £952.18 | £79.35 | £18.31 | £8805.18 | £733.77 | £169.33 |

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 rooflines 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.*"

MAGPIES 2. First used as a ward for wounded soldiers in The First World War, this structure was clearly built to last. The building is now called MAGPIES and is divided into three units, each fitted with stainless steel sink units. The premises is recently decorated and fitted with a new floor.

DIMENSIONS: 20ft x 31.2ft = 624sq ft or 6.1m x 9.5m = 58sq mts

FLOORING: Hard-wearing welded vinyl "Altro Walkway Whale" floor fitted by *Sussex Floors Ltd.*

TOILETS: The accommodation has no toilet. There are facilities opposite P J Autos Garage: Both male and female toilets are cleaned and provided for each day.

RATES: £33.30 per square metre. Multiplier for 2018/2019 is .493. You may check the rates on the website of The Valuation Office: www.2010.voa.gov.uk. Our billing authority reference number is 120501152270. Look for Paragraph 1.13 "Building 1 store".

WATER AND WASTE WATER are covered by the water meter which covers the Magpies units.

Meter Number: 240 002 200 634 in Tomtits Lane. **Water £4 pcm.** Waste Water Charge is based upon water usage. **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 (£1 per day). The space numbered 8 on the car spaces plan is 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 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 14**, positioned just inside the door, measures exact units consumed. Electricity is billed by e-on and you pay 15.31 pence per unit. On top of this there is the daily standing charge of 27p per day. Current contract ends: October 2020.

HEATING AND HOT WATER: Only oil-filled radiators are allowed (not provided). Hot water over-sink unit.

DEPOSIT: A 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 weatherproof signs for the entrance doors, the car park and the lane.

INSURANCE: Aviva provide cover for the Magpies building itself. (£30pa or £2.50pcm). Contents are NOT insured. 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.

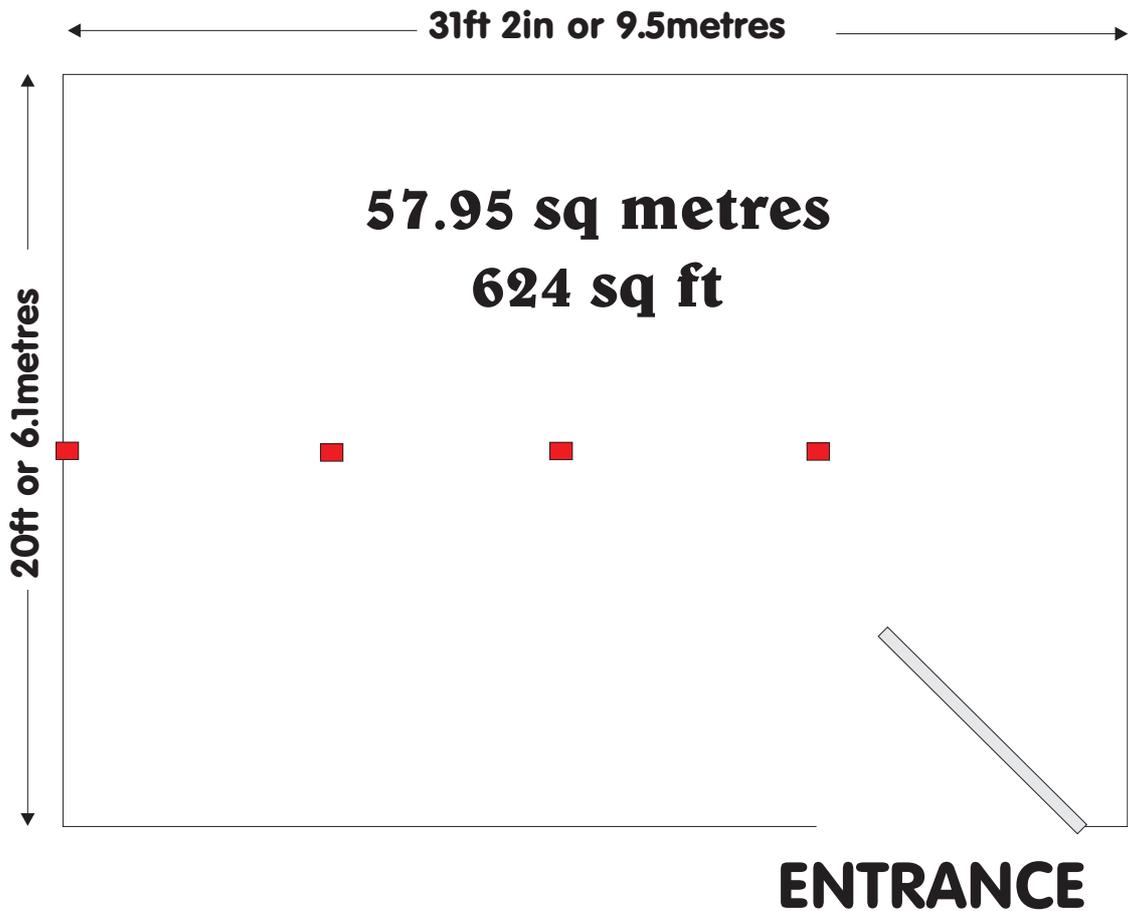
PAYMENT BY STANDING ORDER

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

1 sq metre



MAGPIES 2 Old Highgate Works





MAGPIES 3



DOOR TO MAGPIES 3

MAGPIES 2

ENTRANCE



MAGPIES 2

SMALL OFFICE/STORE



ENTRANCE

SUPPORT BEAMS

ALTRO WALKWAY
WELDED VINYL FLOORING

MAGPIES 2



MAGPIES 2



SMALL OFFICE/STORE

ALTRO WALKWAY WELDED VINYL FLOORING

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