



ROOKERY ONE

Top quality small office with gas central heating

RATEABLE AREA IN SQ METRES: Rates are apportioned according to this figure. Multiply metres by 10.76 to get sq ft.	32.36
FLOOR AREA IN SQUARE FEET	348
COMMUNAL AREAS TOILETS, HALLWAYS & STAIRS RATES ARE NOT LEVIED ON THESE AREAS	110

RENT BREAKDOWN (VAT is payable on the whole amount)

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

RENT ONLY PER YEAR	RENT ONLY PER MONTH	RENT ONLY PER WEEK	RATES* PER YEAR	RATES* PER MONTH	RATES* PER WEEK	TOTAL PER YEAR	TOTAL PER MONTH	TOTAL PER WEEK
£8609	£717.42	£165.56	£957.20	£79.77	£18.41	£9566.20	£797.19	£183.97

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. 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 ROOKERY, with its black roofs, replaces a large old timber store. It is built on four discrete levels.

ROOKERY ONE is on the lowest level with a double door entrance loading bay. The suite has two gas-fired radiators and is well insulated with two small double-glazed windows with high quality concertina security grilles on doors and windows.

OFFICE: 32.36 sq metres (18.65ft x 18.65 ft = 348sq ft). Shared communal areas in The Rookery: toilets etc 110 sq ft

FLOORING: Altro Walkway "Tundra". Heavy duty high grade welded flooring.

TOILETS: Male and female accommodation is serviced daily. Situated inside the main entrance to The Rookery.

RATES: Rates @ £60 psm per annum (2018/9 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 look for paragraph 1.17 "Rookery Studio".

WATER RATES: Water and waste water are measured by the water meter in Tomtits Lane. **Meter Number: 2549381** marked I on cast iron lid in Tomtits Lane). WATER £4.00 PER MONTH.

WASTE-WATER CHARGE is based upon water usage. WASTE WATER £9.00 PER MONTH

WASTE COLLECTION: £2.50 pw covers the use of one eighth of one 1100 litre waste-bins in the lane.

CAR PARKING: Rent includes ONE car parking space (£1 per day). The **space numbered 20** 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 sub meter for Rookery ONE (number 25) is high up to the right of the sink. The meter for Rookery Studio (meter number 1) which is the main meter, is sited in the cupboard opposite the toilets on the ground floor. Both meters measure exact units consumed. Rookery ONE usage is deducted from the main meter for Rookery Studio. Electricity is currently billed by E-on and you pay 13.3 pence per unit for The Rookery. Additionally, each tenant will pay the agreed standing charge of 27 pence per day.

HEATING & HOT WATER: Gas charge £20 per month charges gas usage estimated @ £11.79 per month average winter/summer plus standing order £8.21 per month.(for two radiators and hot water). One third of annual boiler service charge is billed to tenant. An over-sink water heater provides immediate hot water in addition to the sink tap which draws from the central heating boiler and takes some time to become warm.

ENERGY PERFORMANCE CERTIFICATE: provided on request.

DEPOSIT: A deposit of **£1800** 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 property insurance as one policy on the whole of Highgate Works. The premium is £719.32 per annum for the whole of The Rookery. This is divided up according to floor area **ROOKERY ONE:** 11% of the cover; **ROOKERY STUDIO:** 15% of the cover; **SUITE 2:** 22% of the cover **SUITE 3:** 23% of the cover and **SUITE 4:** 29%. So **ROOKERY ONE** is charged £79.13 per annum (£6.59 pcm). 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.

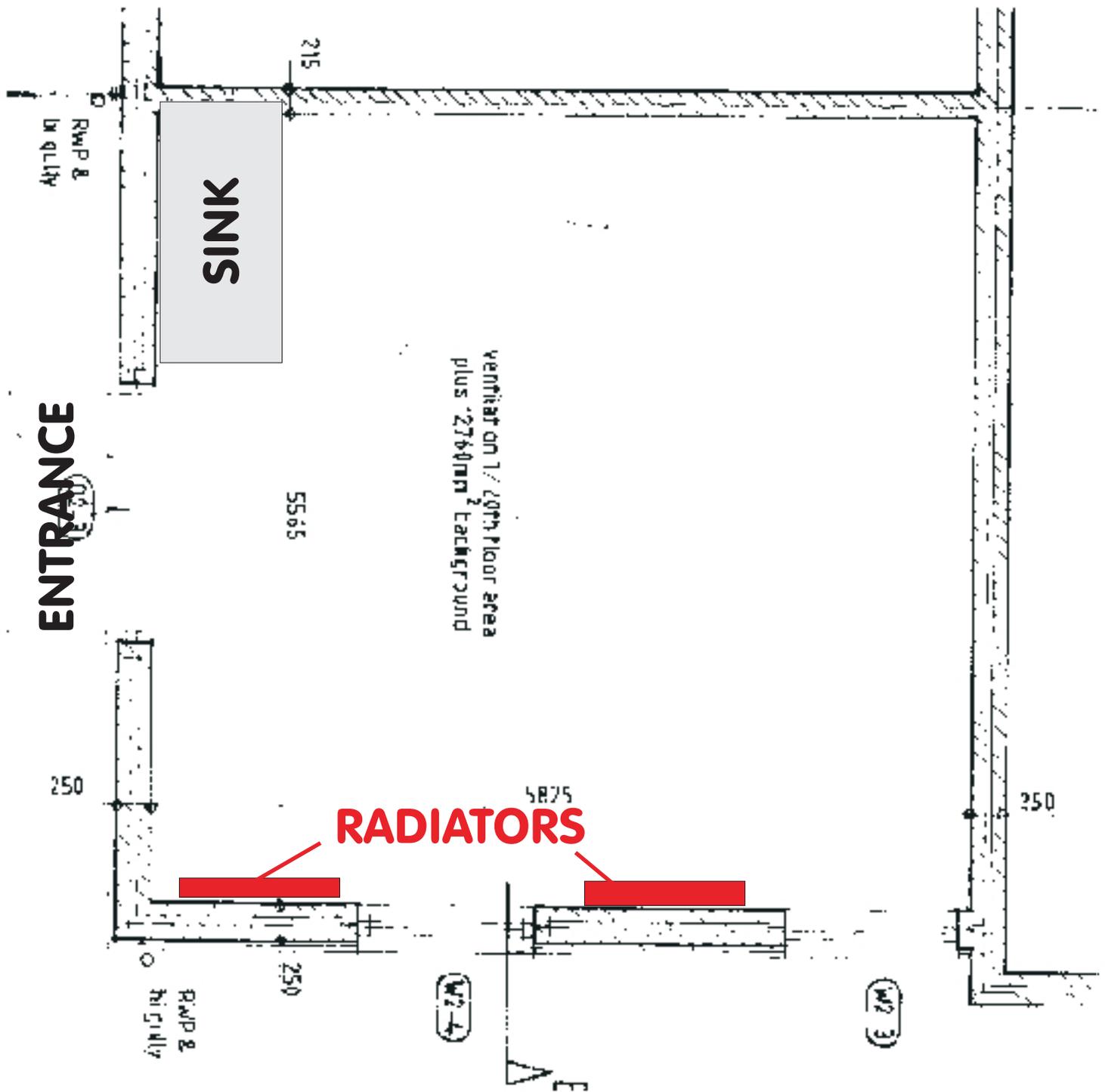
REFERENCES: Two business references (and previous landlord where applicable) required before agreement.

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

SECURITY: SECOM intruder alarm fitted. Pharmacy grade security grilles on windows and entrance. 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



ARCHITECT'S DRAWING ROOKERY ONE

COMMUNAL AREAS (TOILETS, LANDINGS, STAIRS, CORRIDORS)

GROUND FLOOR

CORRIDOR $1.2 \times 2.725 = 3.27$ sq. metres

STAIRS 9.25 sq. metres

TOILET BLOCK 15.72 sq metres

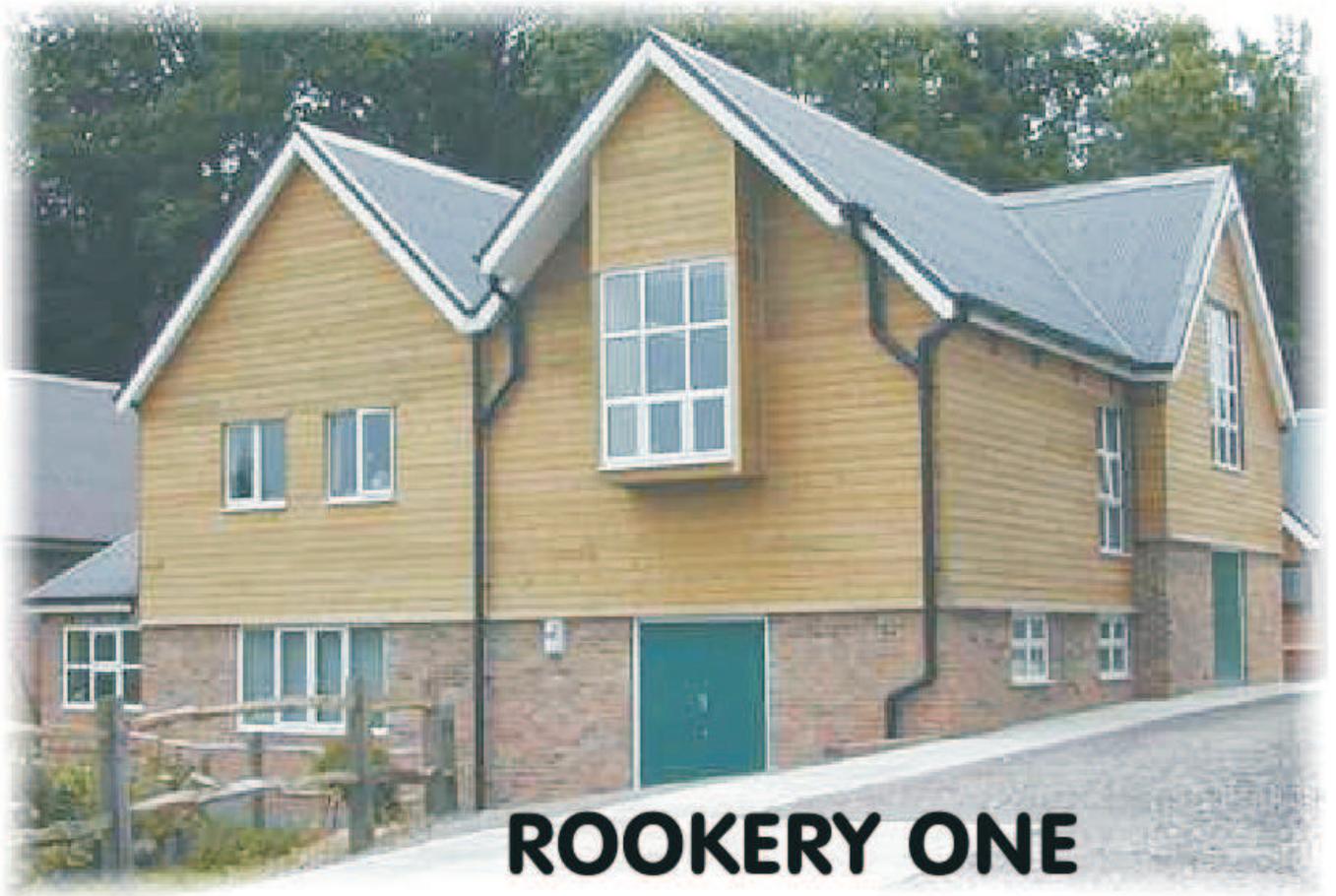
FIRST FLOOR

STAIRWELL (PLUS SMALL ENTRANCE) 12.5 sq metres

TOTAL COMMUNAL AREAS 40.74 SQUARE METRES or 438.36 square feet

Call it 110 sq ft for each quarter of the building.





ROOKERY ONE



SECOM ALARM

FUSEBOARD

OVER-SINK HOT WATER

SECURITY GRILLE

ROOKERY ONE



ROOKERY ONE



ROOKERY ONE

