



## ROOKERY ONE

*Top quality small office with gas central heating*

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

### 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* ONLY PER YEAR	RATES* ONLY PER MONTH	RATES* ONLY 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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