



**THE ROOKERY SUITE 3**  
*Top quality small office with kitchen*

<b>RATEABLE AREA IN SQ METRES:</b> Rates are apportioned according to this figure. Multiply metres by 10.76 to get sq ft.	<b>58.40</b>
<b>FLOOR AREA IN SQ FEET</b>	<b>628</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.**

<b>RENT* ONLY PER YEAR</b>	<b>RENT* ONLY PER MONTH</b>	<b>RENT* ONLY PER WEEK</b>	<b>RATES* ONLY PER YEAR</b>	<b>RATES* ONLY PER MONTH</b>	<b>RATES* ONLY PER WEEK</b>	<b>TOTAL PER YEAR</b>	<b>TOTAL PER MONTH</b>	<b>TOTAL PER WEEK</b>
<b>£13649</b>	<b>£1137.42</b>	<b>£262.48</b>	<b>£1727.47</b>	<b>£143.96</b>	<b>£33.22</b>	<b>£15376.47</b>	<b>£1281.38</b>	<b>£295.70</b>

*\*includes quarter share of communal areas 110sq ft (toilets,stairs etc)*

*\*Rates are not levied on communal areas*

**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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