



STARLINGS

1177 sq ft. AIR CONDITIONED centrally heated top quality detached office premises.

RATEABLE AREA IN SQ METRES: Rates are apportioned according to this figure.	108
FLOOR AREA IN SQUARE FEET	1177

RENT BREAKDOWN (VAT is payable on the whole amount)

RENT IS £20 per sq foot.

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
£23,540	£1961.66	£452.69	£3,317.76	£276.48	£63.80	£26,857.76	£2238.14	£516.49

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 and thereafter payment of the next month due in advance.

A guideline draft lease will be provided on request.

TO VIEW THE PROPERTY RING JANE GILL AT HIGHGATE

07866 309854

e-mail: john@highgateworks.com

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 "axometric" 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.*

STARLINGS, set in the countryside, with its green roof, replaces a run down store. The building is rated by the Wealden District Council for B1 use: *B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.*

OFFICE/WORKSHOP AREA TO RENT:

GROUND FLOOR: (73 sq mts. 785 sq ft)

Office 4.415 metres x 3.384 metres = 14.94 sq mts. 14.5 ft x 11.166 = 161 sq ft

Toilet/vestibule 3.380 metres x 1.500 metres = 5.07 sq mts. 11ft x 5ft = 53sq ft

Open plan main office with kitchen 6.24 metres x 8.49 metres = 52.97 sq mts. 20.5ft x 27.833ft = 571sq ft

MEZZANINE FIRST FLOOR: (36 sq mts. 387.36 sq ft)

6.578 metres x 5.566 metres = 36.61 sq mts. 21.5ft x 18.25ft = 392sq ft

TOTAL RENTAL AREA: 1177 sq ft.

AIR CONDITIONING:

GROUND FLOOR: DAIKIN WALL MOUNTED R410A

FIRST FLOOR: DAIKIN SUSPENDED R410.

Annual servicing and maintenance in May will be scheduled by the landlord *to be paid for by the tenant.*

FLOORING: Good quality green/blue carpet. *Altro Walkway* welded vinyl fitted by *Sussex Floors* in office and toilet.

TOILETS : Disabled toilet accommodation is provided on the ground floor.

RATES: Rateable area is 108 sq mts @ **£60** psm per annum (2021/2022 multiplier is **0.512**). 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 Ground/Office/59.80 and First/Office/48.2

WATER RATES AND WASTE WATER: Tenant will arrange for provider. **Meter Number: 2549382 (MARKED IIIII on cast iron lid in Tomtits Lane).**

WASTE COLLECTION: £6 per week covers the use of one quarter of the 1100 litre waste-bins in the lane.

CAR PARKING: Final rent figure will add car parking spaces reserved for your exclusive use (£1 per car per day). 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: Tenant will arrange for provider. Guideline: Electricity is currently billed by E-on @ 15.70 ppu. with a standing charge of 30p per day.

GAS HEATING & HOT WATER: Tenant will pay for gas directly to the supplier of choice. The landlord will arrange for the gas boiler to be serviced each year. Costs for this service and any on-going central heating maintenance, the safety certification, which is required by law, will all be the responsibility of the tenant. If the boiler fails a new boiler will be fitted at the landlord's expense.

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.

SIGNAGE: A charge of £70 inc VAT is made to cover cost of providing FOUR 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 for this unit is **£180** per annum. 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 order they were in at the start of the tenancy.

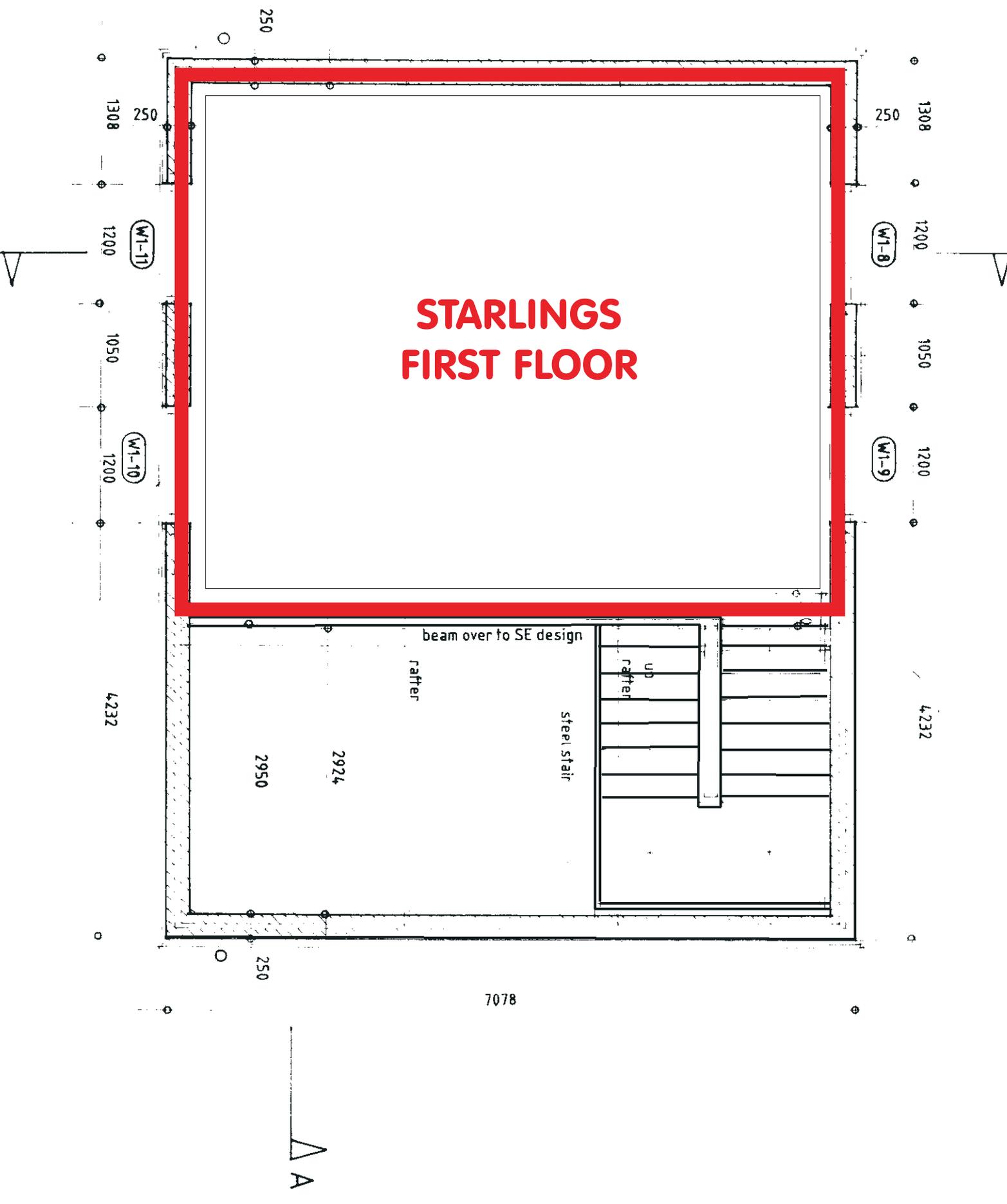
REFERENCES: Two business references (and previous landlord where applicable) will be required.

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

SECURITY GATES: 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 April.

STARLINGS FIRST FLOOR



7078

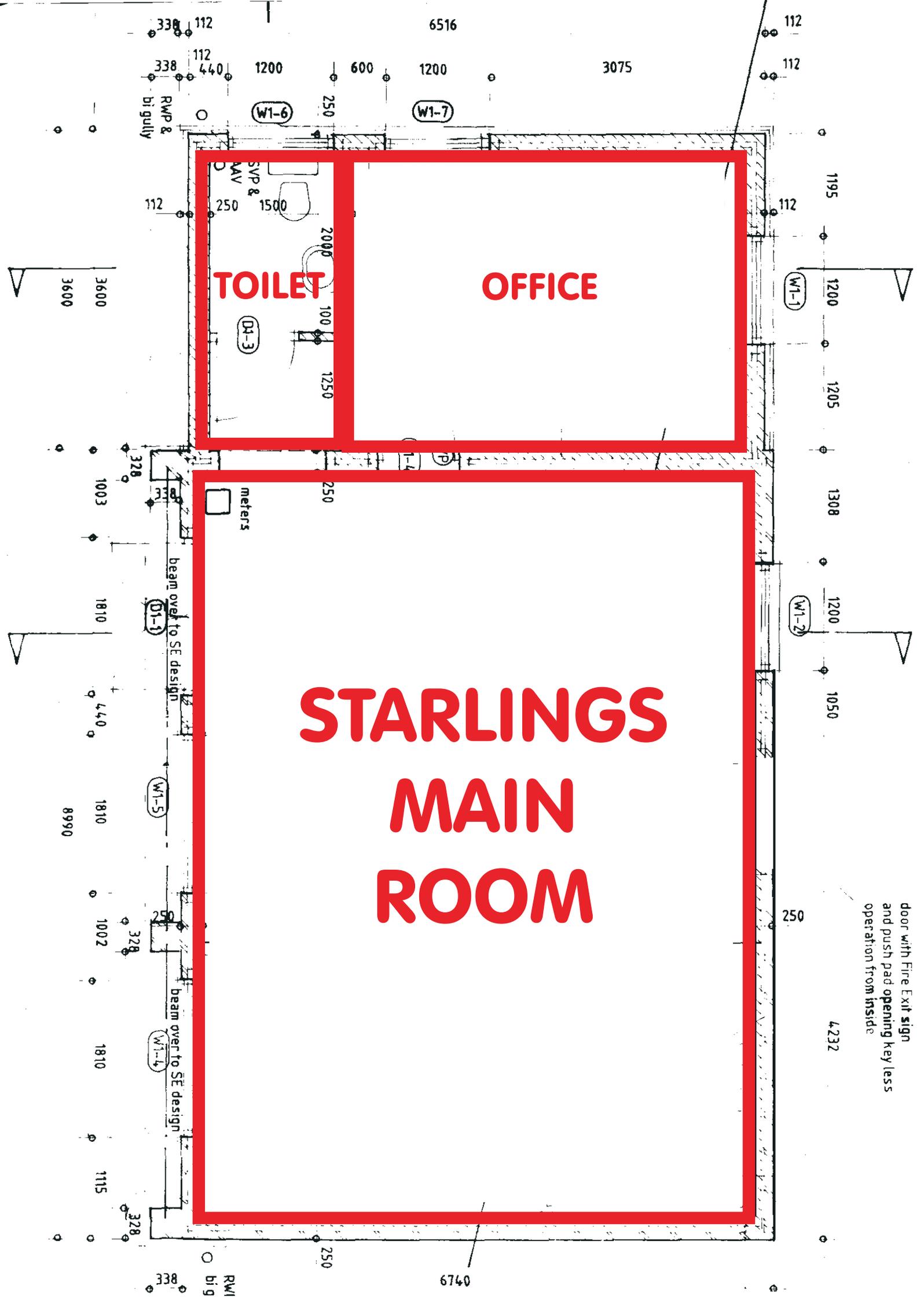
A
A

TOILET

OFFICE

**STARLINGS
MAIN
ROOM**

door with Fire Exit sign
and push pad opening keyless
operation from inside





STARLINGS GROUND FLOOR (1)



STARLINGS STAIRS TO MEZZANINE FLOOR



STARLINGS GROUND FLOOR (3)



STARLINGS OFFICE



STARLINGS MEZZANINE



STARLINGS MEZZANINE (1)



STARLINGS MEZZANINE FLOOR



STARLINGS TOILET (disabled)