



£700 PCM

* AVAILABLE TO-LET * FORMER ARCHITECTS OFFICE * SUITABLE FOR A VARIETY OF USES * FLEXIBLE TERMS AVAILABLE *

TOWNEND ESTATE AGENTS HORSFORTH offer TO-LET this spacious office property. Planned over two floors and extending over the Mogul Restaurant, the property comprises: Ground floor office / reception, Kitchen & w.c., first floor office and above the Mogul restaurant a large open plan office which could easily be divided if required. We are advised there is parking to the front.

Rent: £700 pcm exclusive. Term: 5 years min (negotiable)

PLEASE NOTE: THIS IS THE SPACE ABOVE THE RESTAURANT! Not the restaurant itself.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	