



the voice of experience

Per Annum

Rent £6,000 pa



26/27 Market Square, , Dover CT16 1NG

Second Floor Office Suite situated in the business area of Dover town centre with uPVC double glazing, gas fired central heating and offering good accommodation at an affordable price.

- **Second Floor Office Suite**
- **uPVC Double Glazing**
- **Gas Fired Central Heating**
- **New Lease Available**



To arrange a viewing please call **01304 246111**

Second Floor Office Suite situated in the business area of Dover town centre with uPVC double glazing, gas fired central heating and offering good accommodation at an affordable price.

Corner Office

Approx 15'8" x 16'9" (4.77 x 5.1m)
Double Aspect Office

Office 2

Approx 8'8" x 11'5" max (2.64 x 3.47m)

Office 3

Approx 12'1" x 14'0" max (3.69 x 4.27m)

Office 4

Approx. 13'4" x 12'3" max (4.06 x 3.73m)

Rear Office

Approx. 12'0" x 11'7" (3.66 x 3.54m)
With boiler cupboard off

Kitchen

Approx. 4'0" x 7'8" (1.22 x 2.33m)

Ladies and Gentemens WC

Lease

A new lease is available for a term to be agreed. Tenants are responsible for all internal repairs and decoration and for reimbursing the landlord 15.4% of the building insurance premium.

Rent

A rent of £6,000 per annum is required payable quarterly in advance.
The property can be let as a whole along with the First Floor Office suite. Please direct enquiries to the agents.

Services

The offices are connected to mains electric, gas, water and drainage.

Energy Performance Certificate

The property has an EPC rating of E.

Service Charge

There will be a service charge where the tenants pay 15.4% of the cost of repairs, renewals and decorations to the common parts and the exterior of the building.

Business Rates

Dover District Council 2023 List £4,629

Legal Costs

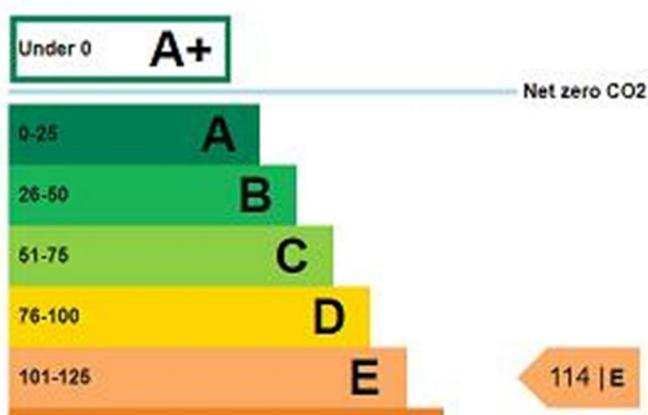
The incoming tenant will be responsible for the landlords legal fees in preparation of the lease.

Viewing

Strictly by appointment only. 01304 246115 Email niki@tersons.com



This property's current energy rating is E.



Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness. (3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. (4) These details do not form part of any contract to purchase or lease the property.



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