



Property Details

the voice of experience

Per Annum

Rent £6,500 pa



26/27 Market Square, Dover, CT16 1NG

1st Floor Office Suite with uPVC double glazing and central heating situated in the Market Square close to banks and estate agents.

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



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

Situated in the heart of Dover close to banks and estate agents, this self-contained office suite offers an excellent opportunity to those seeking good accommodation at an affordable price.

Description

First floor offices with uPVC double glazed windows,. Gas fired central heating and hot water.

Corner Office

6.10m 2.44m x 5.18m 1.52m

Approx: 20' 8" x 17' 5" (6.3 x 5.3m)

Double aspect office.

Office 2

Approx. 15' 7" x 13' 7" (4.75 x 4.15,)

Office 3

Approx. 13' 3" x 12' 1" max (4.05 x 3.7m)

Kitchen

Accessed via the main office.

Approx. 4' 7" x 6' 7" (1.4 x 2.01m)

With boiler.

Ladies and Gentlemen's toilets.

Lease

A new lease is available for terms to be agreed. Tenants are responsible for all internal repairs and decoration and for reimbursing the landlord with 15.4% of building insurance premiums paid.

Services

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

Service Charge

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

Energy Performance Certificate

The property has an EPC rating of D.

Rent

A rent of £6,500 per annum is required payable quarterly in advance.

Can be let with Second Floor Offices if Required. Please make enquiries with the agents.

Business Rates

Dover District Council 2023 List £5,047

Legal Costs

Incoming tenants to pay the landlords legal costs in the preparation of the lease.

Viewing

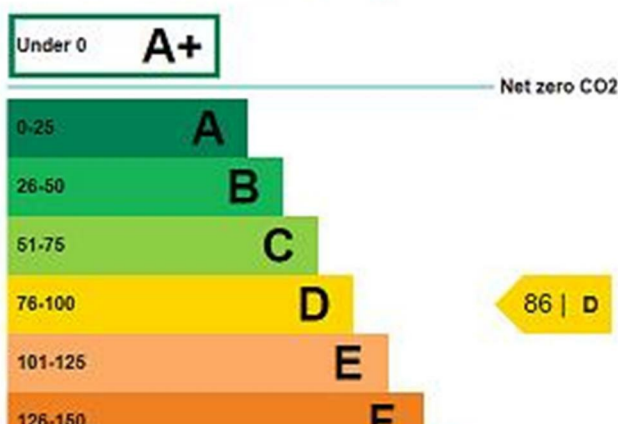
Strictly by appointment only.

01304 246115

Email: niki@tersons.com



This property's current energy rating is D.



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.



www.tersons.com

29 Castle Street, Dover, Kent, CT16 IPT