



LAMB & CO

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Inspired by property, driven by passion.



HIGH STREET, THORPE-LE-SOKEN, CO16 0EA

£8,100 PER ANNUM

Located just off Thorpe-le-Soken High Street, 'The Works' offers a range of office spaces of varying sizes with communal facilities, parking and flexible terms.

- Office Space to Rent
- Thorpe Le Soken
- Communal Facilities
- Flexible Terms
- Parking
- Available Immediately



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OFFICE 6

639 Sq Ft

KEY FEATURES

- Allocated parking
- Communal kitchen & WC facilities
- Rent inclusive of water, insurance and upkeep of common parts
- Flexible terms

TERMS

- Minimum 1 year term
- Rent Paid Quarterly
- One Quarter Deposit Required

VAT

VAT applies to rent. All figures quoted are exclusive of VAT.

BUSINESS RATES

Ingoing tenant is responsible for Business Rates, however we understand that the tenant should qualify for 100% Small Business Rate Relief subject to meeting eligibility criteria.

USE

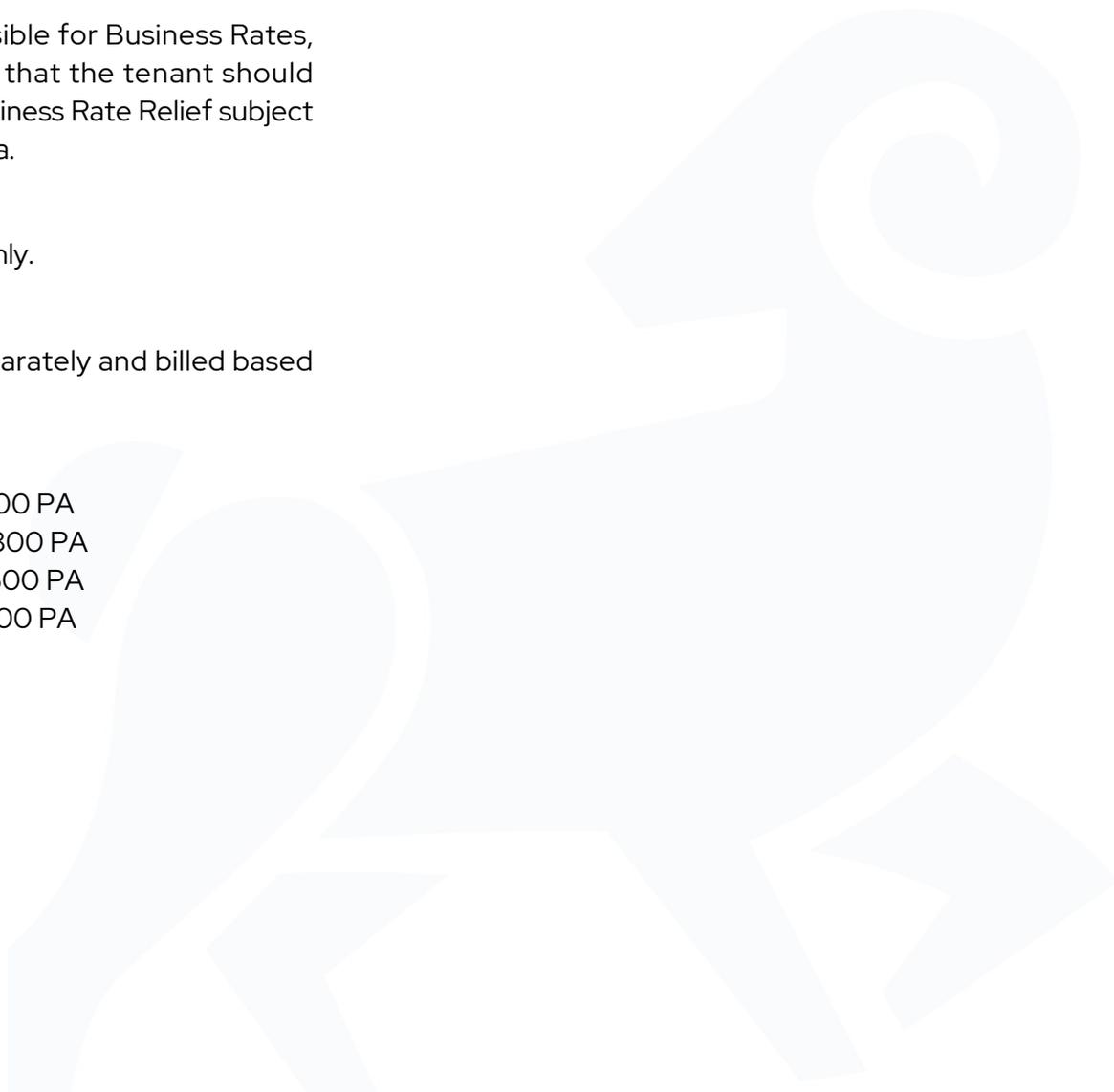
Permitted for office use only.

OTHER COSTS

Electricity is metered separately and billed based on usage.

AVAILABILITY

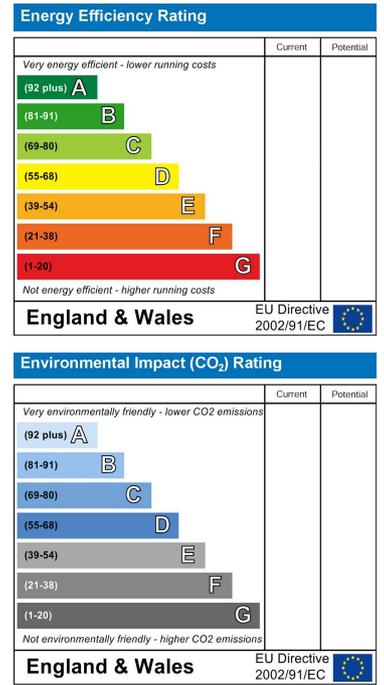
- Office 2 - 179 Sq Ft - £3,000 PA
- Office 4 - 380 Sq Ft - £4,800 PA
- Office 5 - 248 Sq Ft - £3,600 PA
- Office 6 - 639 Sq Ft - £8,100 PA



Map

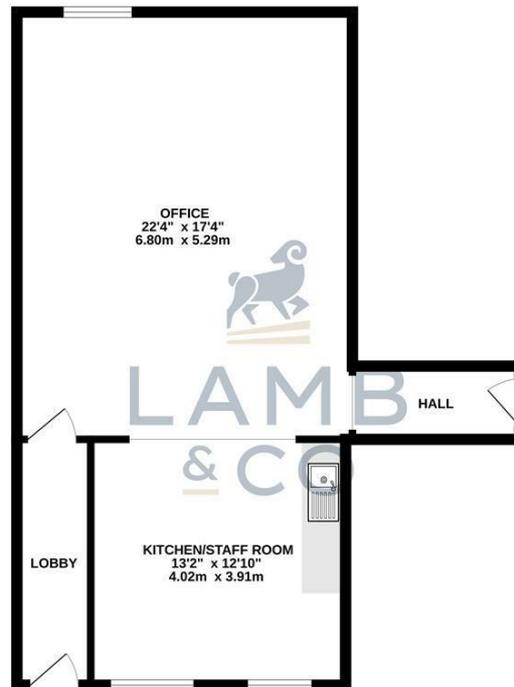


EPC Graphs



Floorplan

GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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