

# OFFICE

# to let SUITE

**01799 521761**



- Spacious self contained first floor office suite
- Town centre high profile location
- Mainly open plan accommodation
- 1,050 sq ft net ( 97.5 sq m )  
Carpet & heated
- Rental incentives are available subject to terms

**5 Goldhill House  
Gold Street  
Saffron Walden  
Essex CB10 1EH**

**New Lease £9,000 pa**



# COMMERCIAL

**The premises**

These comprise a self-contained first floor office suite, although there is another first floor user, and the toilet facilities are shared.

The offices are carpeted, spacious and have a gas fired central heating system. The accommodation is detailed on the floor plan below.

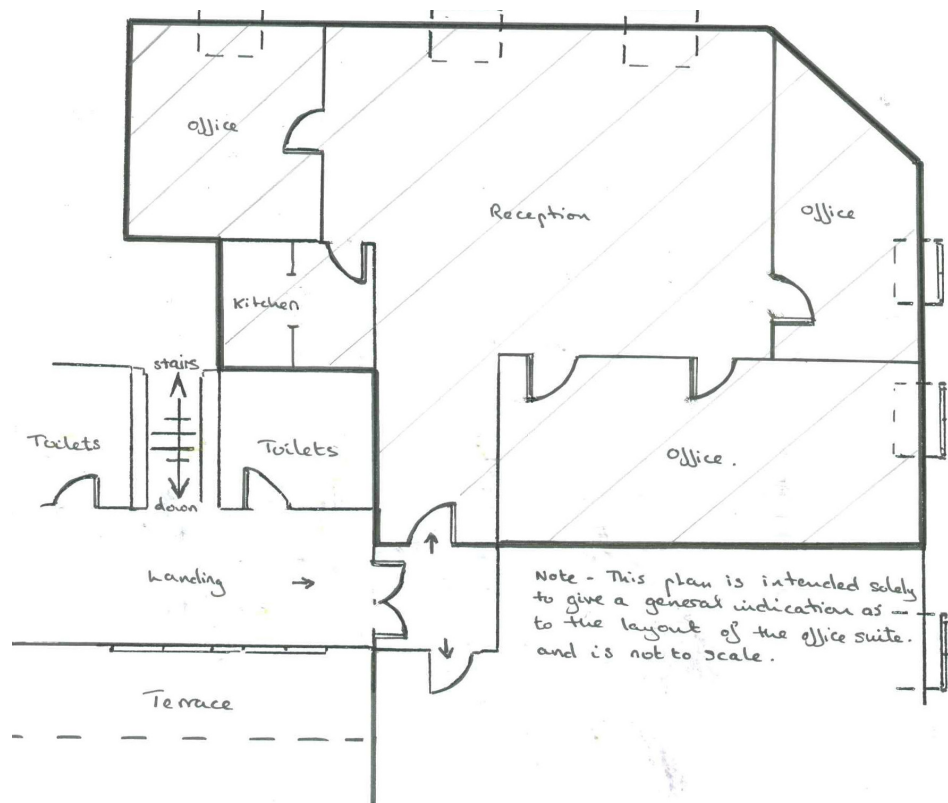
**Terms**

The premises are now offered on a new lease of say 6 or 9 years (negotiable). Subject to a 3 year rent review pattern at £9,000 per annum.

The tenant will be responsible for normal costs such as electricity, water and business rates etc.

Each party will be responsible for their own legal expenses incurred in the transaction.

Rent will be payable quarterly in advance by bank standing order and incoming tenant will be expected to provide both references and rent deposit.



**Note**

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