|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Suite | Floor Area  NIA-Sq Ft | Floor Area  NIA-Sq m | Inclusive Rent  £ - PSF | Per Calendar Month - £ | Per Annum - £ | Inclusive Terms |
| Suite 1  3rd Floor | 1,700 | 158 | 40.00 | 6,000 | 68,000 | Rent, SC, and Insurance is included |
| Suite 2  3rd Floor | 2,500 | 232 | 40.00 | 8.500 | 100,000 | Ditto |
| Suite 3  3rd Floor | 3,000 | 279 | 40.00 | 10,000 | 120,000 | Ditto |
| Suite 4  3rd Floor | 6,500 | 604 | 40.00 | 22,000 | 120,000 | Ditto |

1. Each suite is refurbished and ready for immediate occupation
2. New furniture will be provided
3. Short Form Leases will be used
4. Zero Dilapidations
5. Rates Payable to be met by each tenant-grants may be available from the Local Authority
6. Website: [www.thelansdownebuilding.co.uk](http://www.thelansdownebuilding.co.uk)
7. **All Terms are Subject to Contract**

**CONTACT: For further information and to arrange an inspection please contact JOINT AGENTS:**

**Vanessa Clark**

**Sinclair Clark**

**M: 07889 164772**

**T:020 7494 9399**

**E;** [**vanessa@sinclairclark.co.uk**](mailto:vanessa@sinclairclark.co.uk)

**JOINT AGENTS: SAVILLS - TOM MELLOWS/OLIVIA JONES**