

Offices To Let



CHURCH VIEW, IVOR STREET, BLAENAVON, NP4 9NA

- QUALITY OFFICE ACCOMMODATION
- RECENTLY REFURBISHED
- GAS CENTRAL HEATING
- PROMINENTLY LOCATED
- GOOD ACCESS TO FREE CAR PARKS
- SUITES FROM 62.97 SQ M (678 SQ FT)

Location

The subject property is prominently located on Ivor Street, which is the main thoroughfare through the town and is easily accessible from the main, free car parks.

Description

Internally the premises comprise recently refurbished first floor office accommodation with a door entry system, UPVC windows throughout, plaster and painted walls, perimeter trunking, strip lighting, a mixture of gas central heating and wall mounted electric heaters. Each office suite has its own self contained kitchen

There are communal male and female WCs as well as a lift and a DDA toilet.

The offices can be let on an individual suite basis or as a whole or in combinations.

Accommodation

The following areas have been measured to RICS guidelines:-

	sq m	sq ft
Suite 1	79.54	856
Suite 2	78.54	845
Suite 3	68.61	737
Suite 4	62.97	678

Tenure & Terms

£6 per square foot, exclusive.

Service Charge

A service charge is payable in regards to standard Landlord outgoings to the premises, including such items as maintenance of the building, insurance etc, more details are available upon request.

Rateable Value

Suite 1 £4,350 (2010 list)
Suite 2 & Suite 4 £7,000 (2010 list)
Suite 3 £TBC (2010 list)

Legal Costs

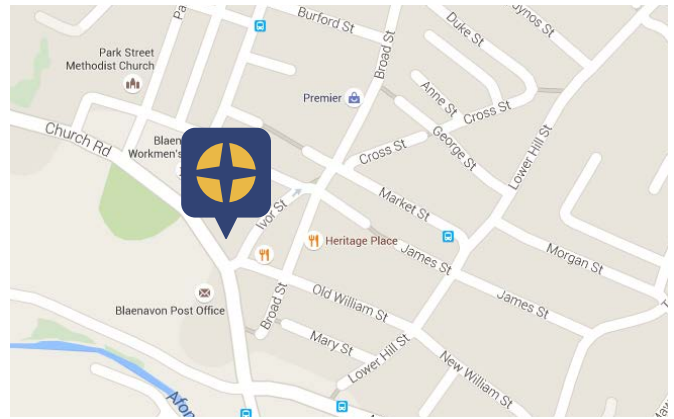
Each party is to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Viewing

Strictly by appointment with sole agents Hutchings & Thomas.



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Important Notice

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**HUTCHINGS
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