









## PROPERTY DETAILS:

Service charges:	N/A
Current rates:	N/A
Interior Size:	30m <sup>2</sup>
Lease terms:	two years



Office available to rent in the very popular location of Watergardens, within walking distance to the town centre and Ocean Village Marina and within close proximity to the Finance Centre.

The office is ready to move in, and has large windows which allow bright natural light, it is carpeted throughout and has kitchen facility

A new A/C system has just been recently installed, networked throughout and an alarm system forms part of the office area.

There are two lifts in the building which can assist with deliveries and allow easy access for people with limited mobility.

All rates, water, electricity and service charges are included in rent.

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Lease Term: 2 years with a minimum of 1 year (6 months' notice to terminate lease). A 5% rent increase will be applied after completion of the first 12 months of tenancy.

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Disclaimer: whilst every care has been taken in the preparation of these particulars, neither the agent nor the vendor accept any responsibility for error or omission, nor do they constitute a contract

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