



**Maillard**  
&C°

£ 22,500  
Le Chasse Studio, La Rue De La Vallee

**To Let**



**1470 Sq Ft**

|                          |                                     |
|--------------------------|-------------------------------------|
| 1470 sq ft               | St Mary                             |
| Parking X2               | Open Plan Floor Plate               |
| Rural Location           | Private Kitchenette & WC Facilities |
| Roller Door With Storage |                                     |

## Property details

Out Of Town Office And Storage Unit.

### Description

Le Chasse Shed is a converted, two storey office building. Internally the space offers a very light and spacious working environment. The suite is equipped with a large reception, kitchenette and W.C, delivery room with roller door, office suite / meeting room. Upstairs provides a large open plan work space suitable for 10 to 12 desks.

### Parking

There are two parking spaces with the unit, with the option for additional rented parking available by negotiation.

### Accommodation

The property which has been measured in accordance with RICS guidelines provides the following approximate Net Internal Areas:

Ground floor: 735 sq ft

First floor: 735 sq ft

### Terms

The property is available to let immediately by way of a new internal repairing and insuring lease at a commencing rental of £22,500 per annum (exclusive of rates, insurance and GST).

Any transaction will be subject to the obtaining of references, guarantees and any official consents as may be required in the usual fashion.

### Legal Costs

Each party will be responsible for their own legal costs associated with the letting whether or not it completes.







GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.

1ST FLOOR  
735 sq.ft. (68.3 sq.m.) approx.

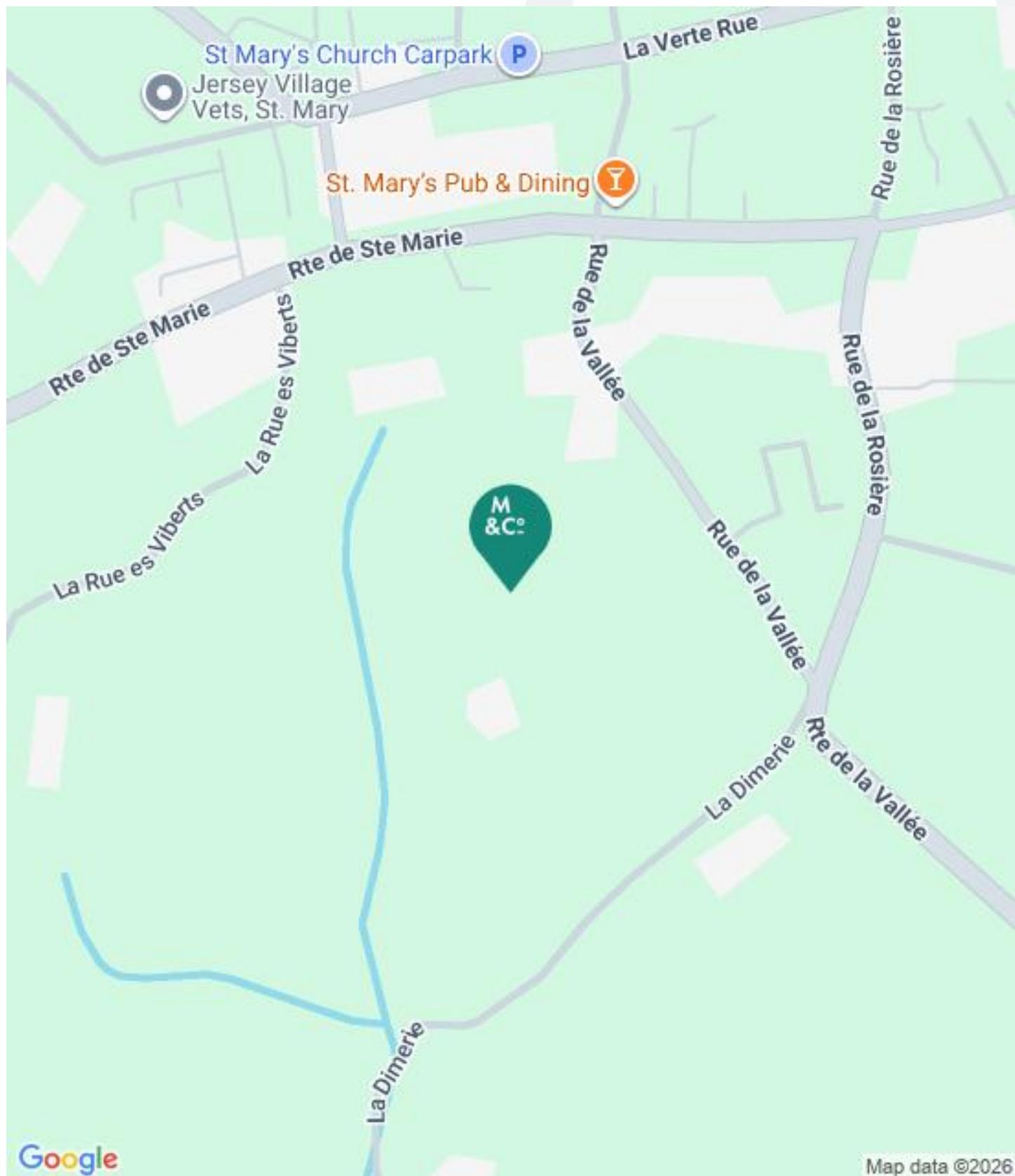


TOTAL FLOOR AREA : 1470 sq.ft. (136.6 sq.m.) approx.

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 mis-statement. 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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To Let





## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.



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