

**Character listed town centre office suites to let**  
**Suites 4 & 6 at 81 High Street, Battle, East Sussex TN33 0AH**



*Location*

The premises occupy a prominent position in the High Street of this historic town close to Battle Abbey. There is on-street parking and public car parks nearby.

*Accommodation*

The premises comprise a character Grade II listed building arranged over ground, 1<sup>st</sup> and 2<sup>nd</sup> floors and retains many original features including exposed wall and ceiling beams. The upper floors are accessed via an entrance door to the front. There are shared kitchen facilities and the suites are arranged as follows:

**Suite 6 (2<sup>nd</sup> floor):**

Office 1                      6.15m (20' 3") x  
    4.7m (15' 6")                      **28.9 sq m (310 sq ft)**

Twin aspect, exposed beams, wall heaters, carpet, hatch to loft space, door with stairs to lower level, opening to:

Office 2, 'L' shaped      3.7m (12') x 3.0m (10') plus  
    3.36m (11') x 4.6m (15') **26.6 sq m (285 sq ft)**

Twin aspect, feature beams, strip lights, wall heater, door to:  
 Balcony with views to the castle and over Battle High Street.

**Total usable area suite 6                      55.5 sq m (595 sq ft)**



**Office 1**



**Office 2**

Rent £4,800pa

A service charge may be levied in addition to the rent quoted

VAT is payable on rent and service charges

Rateable value £4,300



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 River Way, Uckfield,  
 East Sussex. TN22 1SL  
*Also at:*

The Beehive, City Place, Gatwick,  
 West Sussex. RH6 0PA

**Suite 4 (1<sup>st</sup> floor)**

Interconnecting office areas with internal corridor

Rent £4,500pa

**Total usable area 63.16 sq m (680 sq ft)**

A service charge may be levied in addition to the rent quoted

Rateable value £5,400



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*Terms* – Licences available for 6 month periods. Buildings insurance and a small service charge is payable on a pro-rata basis in addition to the licence fee. VAT is chargeable on the rent. Reference to any services, appliance or otherwise in these particulars does not imply (i) they are included in the rental or sale or (ii) they are in full and working order.

N.B. Eligible businesses may be entitled to small business rate relief. Further information is available at the government website: [www.voa.uk/apply-for-business-rate-relief](http://www.voa.uk/apply-for-business-rate-relief)

*EPC* - We are advised the building is Grade II Listed and therefore no EPC is required.