



Suite 5

Stone Cross Barn, Stone Cross, BN8 6BN

**Semi-rural business unit to
let - Laughton
Rent £600pcm**

534 sq ft
(49.61 sq m)

- Semi-rural business space
- On site car parking included
- In-house tenancy agreements
- Semi-rural yet within easy reach of main road network
- Available now for immediate occupation

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Summary

Available Size	534 sq ft
Rent	£600 per month
Business Rates	Upon Enquiry
EPC Rating	D

Description

Unit 5 has become available comprising a ground and first floor suite with private kitchen arranged as follows:

Entrance to front room/Office 4.3m (14') x 3.7m (12') – 15.9 sq m (168 sq ft), window to front, feature ceiling beams, carpet, ceiling lighting, stairs to first floor, door to:

Rear room & kitchen area 4.3m (14') x 4.8m (15' 9") – 20.6 sq m (221 sq ft) fitted with stainless steel sink unit and strip lights but no natural light.

First floor 4.1m (13' 6") x 3.3m (10' 9") – 13.5 sq m (145 sq ft) roof window to front, carpet, part limited height

Total overall area 50.0 sq m (534 sq ft)

Cloakrooms are shared with the other tenants of this building. Externally there is car parking in the shared car park.

We are advised VAT is not charged on the rent.

Each suite has its own electricity meter.

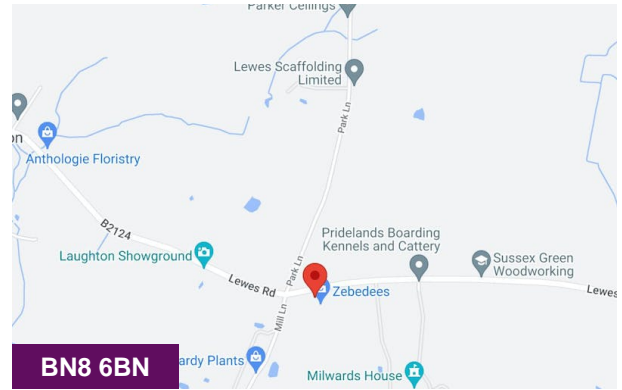
New lease available, length to be agreed. All lettings are excluded from the renewal provisions of the Landlord & Tenant Act 1954. The landlords produce their own agreements providing for quick and easy occupation.

A rental deposit is held equivalent to one months rent with rent payable monthly in advance by standing order.

Available now for immediate occupation

Location

Stone Cross Business centre is located on the B2124 at Stone Cross a short distance from Golden Cross and the A22 and close to Laughton village. It comprises a converted barn split to provide a series of 7 suites with Ellas hair dressers to the front in unit 7.



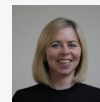
Viewing & Further Information



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