

COMM375  
Available

## CORNWALLS LANE

**£4,583 pcm**



### FEATURES

- Air Conditioning



To Let – Premium Office Suite in Prime Main Street Location An exceptional opportunity to lease a modern, high-specification office suite of approximately 170m<sup>2</sup>, situated on the 2nd floor of a well-maintained commercial building with lift access. The property benefits from direct access to a private balcony overlooking Main Street, providing an attractive and professional working environment. The suite has been fitted out to a good standard and is presented in move-in ready condition, allowing for immediate occupation with minimal setup required. In addition, all communal areas of the building have been recently refurbished, enhancing the overall corporate image and tenant experience. Accommodation comprises: Fully fitted kitchenette 3 private offices Dedicated server room 2 large interconnecting open-plan workspaces Ideal for businesses seeking a professional, flexible, and centrally located office environment. Flexible lease terms available (minimum 3-year term). No service charges.

<b>Interior Size:</b>	170m <sup>2</sup>	<b>Rates:</b>	£2539.03 Per Quarter
<b>Exterior Size:</b>	N/A	<b>Service Charges:</b>	TBC
<b>Plot Area:</b>	N/A	<b>Price per sqm:</b>	£0
<b>Furnishing:</b>	Unfurnished		

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