

Brook House

Les Camps, St Martin

Out of Town Office

Rent Upon Application



Total Space
1,885 Sq Ft

Second Floor
947 Sq Ft

Third Floor
938 Sq Ft

Onsite Car Parking
5 Spaces

Condition
Newly Refurbished

Available
As a Whole / Part

Brook House is a predominantly open plan office located in St Martin's Village. Arranged over the second and third floors, it can be let as a whole or in part.

LOCATION

Brook House is situated on Les Camps in St Martin's Village, a well-sought after location.

As it sits in the the heart of St Martin's, it is conveniently located to the local amenities. These include numerous retail outlets, restaurants, public houses, supermarkets, petrol filling stations and a community centre.



DESCRIPTION

The available premises is arranged over the second and third floors of the property and is accessed via a communal lobby entrance and stairwell which leads from the building's car park.

The premises offers predominantly open plan accommodation but there are a number of meeting rooms/offices. Each floor has been fully refurbished and is fitted with a kitchenette, carpet tiled flooring, suspended ceiling tiles (on the second floor only), LED lighting and independently controlled air conditioning. Each floor also benefits from excellent levels of natural light and newly installed heat reflective windows.

There are communal WC facilities on the second floor of the building.

Externally, the premises has the benefit of dedicated onsite car parking for five cars, if more parking is needed there is additional private parking close to the subject property.

The premises is available to rent as a whole or on a floor by floor basis, with the possibility of the second floor being divided further.

ACCOMMODATION

The available premises provides approximately 1,885 sq ft of offices arranged over two floors. The accommodation comprises:

Premises	Area (sq ft)
Second floor - Office 1	651
Second floor - Office 2	296
Third floor	938
Total	1,885

TENURE

Leasehold.

The premises is available by way of a new lease direct with the landlord.

RENT

The rent for the premises is available upon application.

AVAILABILITY

The premises is available to rent immediately.

LEGALS

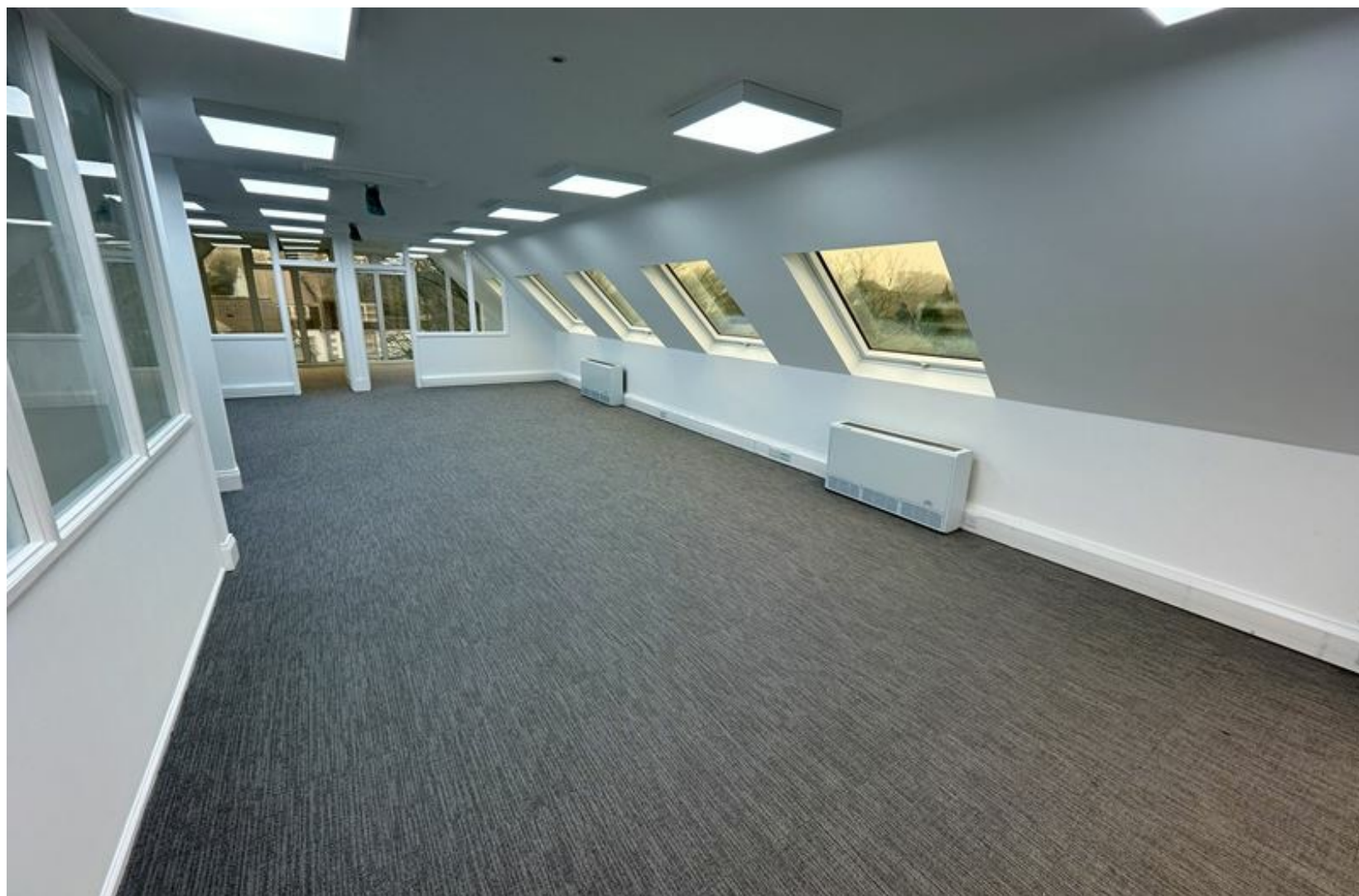
All terms are subject to contract.

Each party shall bear their own legal costs in connection with this transaction.











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Lease Consultancy

Our Lease Consultancy Department includes an expert team to deal with all manner of landlord and tenant matters.

FURTHER INFORMATION & VIEWING

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