

# Beautiful 1st floor office in Emsworth to rent from end of June 2025



These freshly refurbished offices in Emsworth are located in the Old Printworks in North Street nextdoor to the Fire Station.

The offices have been refurbished in a modern style that is sympathetic to the building's history and architecture.

- EPC rating: B
- Eco-efficient air conditioning & heating
- 2 parking spaces allocated to this office with additional spaces via HBC for local-car parks @ £450 p.a..
- The offices are open plan and very light with new windows and insulation.
- Trays and ducting provides easy set-up for tailoring cables and power to any layout.
- The meeting room is sufficient for 8 people.
- Washroom and 2 toilets.
- Kitchenette with sink, worktops, shelving and power for appliances.



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## Office details

The offices are owned by Mike Blatch & Mike Braidley, who live locally and ensure the management of the building runs smoothly. The office has it's own private entrance with parking for two cars.

The rent is £15,600 per annum with no VAT chargeable. We ask for one quarter's rent in advance as a deposit. A rent review is held annually with RPI taken as the guide.

The lease is a full repairing and insuring agreement with contributions of 30% from this office space to the building insurance (£270 in 2024) and any general maintenance or repair. Business rates and utilities are the responsibility of the tenant.



