



First Floor Office Suite 1,337 Sq Ft (124.21 Sq M)

- Central location close to train station
- Fully refurbished office suite
- Onsite car parking

First Floor Office Suite

1,337 Sq Ft (124.21 Sq M)

Location

Hayfield House is a modern, detached office located on Durrant Street, immediately off the Saltergate/Holywell roundabout.

This location is very well location, being within close proximity t the train station, as well as walking distance from the main retail area of the town centre. It is also very easily accessed via car and public transport.

Description

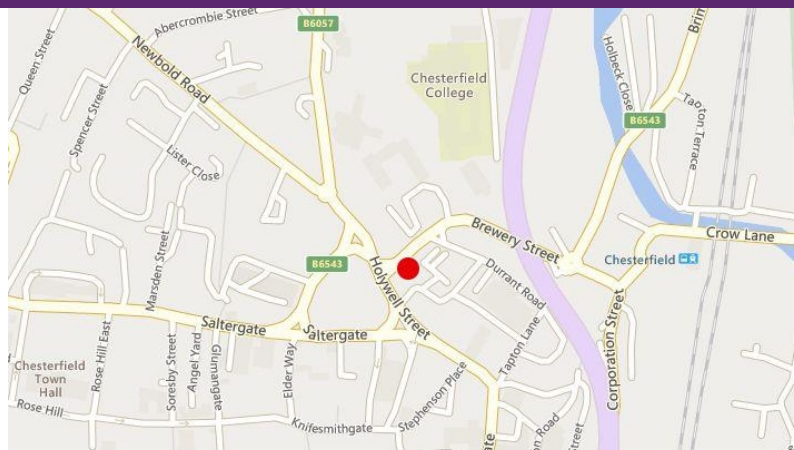
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The available office suite is the first floor suite of this 3 storey building. The office has the benefit of being partially fitted, which includes meeting rooms and open plan areas.

The office also has the benefit of 4 parking spaces.

Any Tenant will also get the opportunity to join in with the 'community events' such as The Summer Social, weekly yoga, Trough Tuesday... we say "it's more than an office".



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

Rob Darrington MRICS

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M:

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E: _

Accommodation

DESCRIPTION	SQ FT	SQ M
First Floor B	1,337	124.21
TOTAL	1,337 SQ FT	124.21 SQ M

Terms

The first floor office suite is available on new lease terms to be agreed at a quoting rent of £14,500 per annum.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request

November 2024



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