# **Ponswood** Storage

## 4 Office Suite with Storage inside a Multi-Storey Industrial Building

Prospect House, Drury Lane, Ponswood Industrial Estate, St. Leonards-on-Sea, TN38 9BA




*Photo: Building*



*Photo: Office 2*



*Photo: Tea Room*

**Rent Includes:**
- Use of the four offices along with two storage areas.
- Use of highlighted toilets & tea room located on ground floor.
- Car parking for four cars.

**Offices Include:**
Dado power and network points in each office. (Although Fibre optic internet is in the building we would like to make clear that no network or internet service is provided as part of rent). You are more than welcome to use the installed cables for your own services provided the landlord is happy with your suggested use.

- Lighting is provided via LED Office Lighting installed in the false ceilings.
- Each office has a wall mounted electric panel heater.
- All offices have double glazed windows.
- All offices are carpeted.

**What the Rent Covers:**
- Business rates are inclusive within the rent.
- Sensible use of water is inclusive within the rent.
- Annual service and maintenance of fire extinguishers.
- 24 hour access.

**What is Not Included:**
- Electricity is charged as tenents own meter usage.
- Rubbish Collections (These need to be organised by the tenent).
- Toilet Consumables.
- Internal Insurance to cover the tenents property.
- Cleaning of any defined rented space, including the Tea Room and Toilets.

Communal areas are highlighted on the map. These areas will be maintained by the landlord in terms of decoration and cleaning. All other rented areas are the reasonability of the tenant. If the tenant vacates the premises then these areas should be returned to the same standard of decoration as when they were first occupied.

Areas and dimensions are approximate only. These details do not form any part of any contract.
Whilst reasonable efforts have been made, the accuracy of these details is not guaranteed.

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