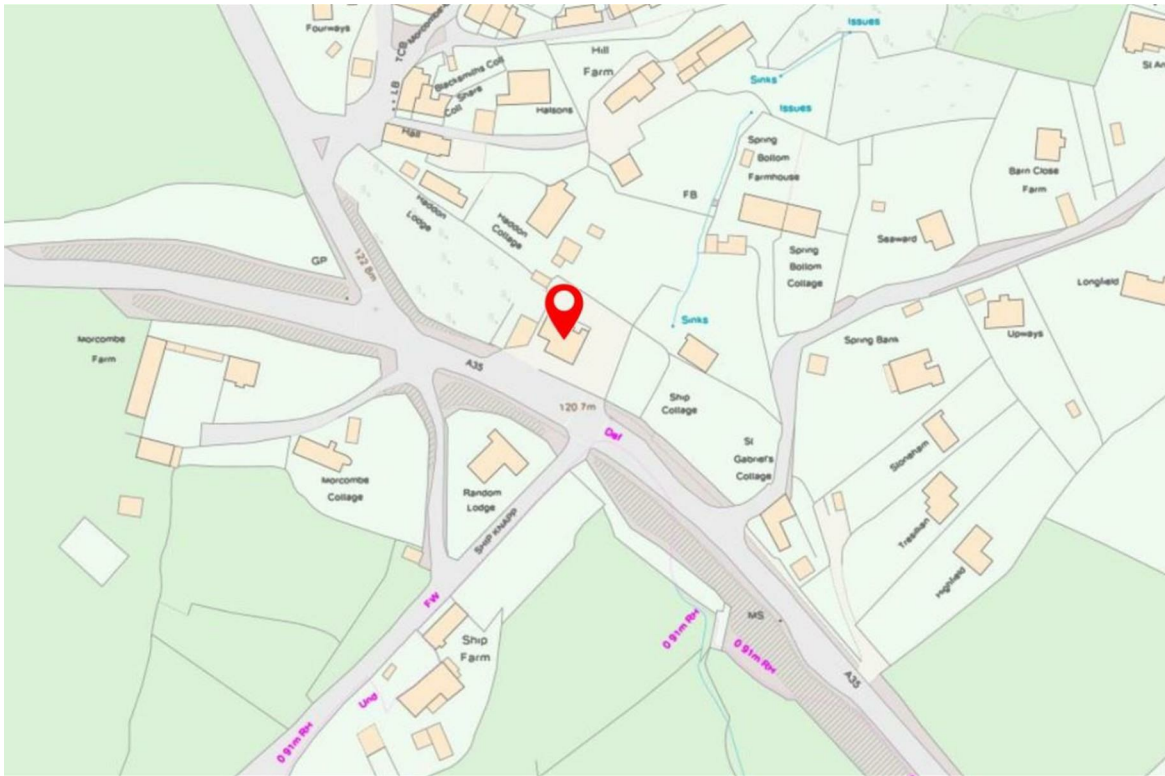




GROUND FLOOR OFFICE AVAILABLE TO LET IMMEDIATELY  
ALL BILLS INCLUSIVE



Office No. 6, Artwave West, Morcombelake, Dorset DT6 6DY

- Private Office Use Only (No Public Access)
- Separate Entrance
- WC
- All Bills Inclusive

Martin Diplock Chartered Surveyors & Estate Agents - Commercial Property

#### DESCRIPTION

Artwave West is an established and highly regarded art gallery and in addition there are offices let out to private tenants.

Ground Floor Office measuring 2.35m x 2.6m (8'6 x 7'8). There is use of a shared WC on the first floor.

Parking for one car.

There are good public transport links close by via the A35.

Lyme Regis is only about 4.5 miles away and the bustling market town of Bridport some 4 miles to the east. There is a main line railway station at Axminster (about 6 miles).

#### TENANCY

£168 per calendar month inclusive.

Included within the rental figure are the following:

Utilities.

Internet connection (supplied via communal WiFi).

Business Rates.

The offices are to be held on a yearly license with the following conditions attached:

For use as an Office only.

To be used only by the proposed Tenant.

#### VIEWINGS

Strictly by appointment via the Landlords agents, Martin Diplock Estate Agents & Valuers, 36 Broad Street, Lyme Regis on (01297) 445500.

#### NOTES:

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.

2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;

2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.

2.3 **Plans where shown are for identification purposes only – not to scale.**

2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. **S4411A**