



Church Road, Hauxton

£1,083 pcm (Fees apply)

- Available Immediately
- Unfurnished
- Office/studio
- 13m x 4.5m
- Lobby
- Air condition system
- Shower room
- Two cloakrooms with w.c
- Parking for 4 cars

This self contained office/studio provides ample space for either use. Overall the premises measure approximately 13m x 4.5m. Currently used as a fitness suite the unit comprises of a studio/reception area, rear lobby, and two cloakrooms both with w.c's. There is also a shower and built in air conditioning unit. The unit is available for 1-3 years and there is a service charge of £3,000pa.

## Standard fees

Prices include VAT. Please see the Guide for Tenants for full details.

### Tenancy administration fee, due on application

One individual	£350 (£225 for bedsits)
Each individual thereafter	£100
Company Let	£400

### At the start of your tenancy

Dilapidation deposit	1.5 x monthly rent (refundable)
Initial rent payment	1 x monthly rent (unless additional advance payments have been agreed)

### Administration fee

To cover end of tenancy inventory inspection, compliance with tenancy deposit scheme and transfer of utilities/council tax. £125 (£75 for bedsits)

## Insurance

It is recommended that the tenant adequately insures their own possessions, this cover to include tenant liability cover against accidental damage of the Landlords fixtures and fittings. TuckerGardner are happy to provide a quote for this cover.