

**MONKHURST HOUSE**  
**Sandy Cross Lane, Heathfield**  
**Fully Serviced Luxury Offices**  
[www.monkhurst.homestead.com](http://www.monkhurst.homestead.com)

**Middle First Floor Offices**

Sq. Ft.	Rent per Sq. Ft.	Total Rent per annum	Service charge per Sq. Ft.	Total Service Charge per annum	TOTAL COST Per annum	Cost per month	% electricity charge
<b>140</b>	<b>£12.00</b>	<b>£1680</b>	<b>£10.00</b>	<b>£1400</b>	<b>£3080</b>	<b>£257</b>	<b>4</b>
<b>120</b>	<b>£12.00</b>	<b>£1440</b>	<b>£10.00</b>	<b>£1200</b>	<b>£2640</b>	<b>£220</b>	<b>3</b>

Additional cupboard space is available in the cupboards outside the offices. These cupboards may be rented at £10 per cupboard per month.

Electricity costs recharged in 2008 for the space of 120 sq.ft. amounted to £113.18 (average £9.43 per month), and for the space of 140 sq.ft. amounted to £132.04 (average £11.00 per month)

**East First Floor Office**

Sq. Ft.	Rent per Sq. Ft.	Total Rent per annum	Service charge per Sq. Ft.	Total Service Charge per annum	TOTAL COST Per annum	Cost per month	% electricity charge
<b>1470</b>	<b>£10.00</b>	<b>£14700</b>	<b>£10.00</b>	<b>£14700</b>	<b>£29400</b>	<b>£2450</b>	<b>36.8</b>

Electricity costs recharged in 2008 amounted to £1388.31 (average £115.50 per month).

**East Ground Floor Office**

Sq. Ft.	Rent per Sq. Ft.	Total Rent per annum	Service charge per Sq. Ft.	Total Service Charge per annum	TOTAL COST Per annum	Cost per month	% electricity charge
<b>1270</b>	<b>£10.00</b>	<b>£12700</b>	<b>£10.00</b>	<b>£12700</b>	<b>£25400</b>	<b>£2117</b>	<b>13.5</b>

Electricity costs recharged in 2008 amounted to £509.30 (average £42.44 per month).

The service charge includes all costs of running the building i.e.:

Rates	24 hour access
Cleaning	Central heating
Rubbish Removal	Boardroom and whiteboards
Phone system including voice mail	Kitchen
Air conditioning (where installed)	Window cleaning
Furniture (if required)	ADSL
Ample parking	Telephone line rental
Security	

Telephone calls are charged out monthly on a usage basis and electricity is charged out monthly based on sq ft./air conditioning availability.

Minimum rental term 6 months – incentives available for longer agreements.

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