

**OFFICES SUITES
PALACE CHAMBERS
38-43 LONDON ROAD
STROUD
GLOS GL5 2AJ**

TO LET – Offices



- **RECENTLY REFURBISHED OFFICE SUITES & SELF-CONTAINED OFFICE STUDIOS**
- **BASEMENT, GROUND, FIRST & SECOND FLOOR SUITES OF 143 - 745 SQ FT**
- **FIBRE INTERNET/BROADBAND AVAILABLE (SUBJECT TO FINAL CONNECTION)**
- **NEW TENANCIES AVAILABLE FOR IMMEDIATE OCCUPATION**

RENTALS FROM: £300 PER MONTH EXCLUSIVE, SUBJECT TO CONTRACT

COM/3435 DATE: 16.08.2023

DESCRIPTION

The offices are located within the popular terrace of Palace Chambers in an attractive setting approaching Stroud town centre from the Waitrose direction. An ideal location for a professional use benefitting from passing trade to the town centre which offers a wide range of facilities including banks, shops and other supporting services. Stroud town centre also boasts the renowned Farmers Market held every Saturday.

The property has recently been refurbished to a high standard, and benefit from excellent communal facilities.

AVAILABILITY & RENT (all areas, where quoted, are approximate).

Description	Sq ft	M ²	Rent per mnth	Rent p.a.
No 38B1 office suite	143	13.3	£375	£4500
No 39B1 office suite	208	19.3	£550	£6600
No 40G1 office suite	419	38.9	LET	LET
No 40F1 office suite	149	13.8	£375	£4500
No 40F2 office suite	197	18.3	£500	£6000
No 40S1 office suite	156	14.5	£400	£4800
No 40S2 office suite	122	11.3	LET	LET
No 41G1 office suite	250	23.3	£550	£6600
No 41G2 office suite	191	17.7	£425	£5100
No 41F1 office suite	152	14.1	£325	£3900
No 41F2 office suite	216	20.1	LET	LET
No 41S1 office suite	206	19.1	£300	£3600
No 41S2 office suite	147	13.7	£400	£4800
No 42G1-B1 office suite	745	69.2	LET	LET
No 42F1 office suite	265	24.6	LET	LET
No 42F2 office suite	153	14.2	LET	LET
No 42S1-4 combined office suite	623	57.9	LET	LET

PARKING

Limited parking spaces are available in the rear private car park, subject to availability.

SERVICES

All mains services are connected or available with the exception of gas. We confirm we have not tested any of the service installations and any occupiers must satisfy themselves independently as to the state and condition of such items.

RATINGS

Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

TERMS

New leases are available, subject to contract, for a minimum of 12 months at the quoted rentals which are fully inclusive of utilities and building services.

VIEWING

To arrange a viewing contact the sole agent: Hawkins Watton Ltd on

Tel: 01453 753753 / Email: admin@hawkinswatton.co.uk

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