



TO LET

1,055 SQ FT
(98.01 SQ M)

£9,500 PER ANNUM

**HIGH PROFILE MAIN
ROAD LOCATION ON A46**

- FIRST FLOOR OFFICE SUITE
- APPROX 1055 SQ FT
- IDEAL FOR A VARIETY OF USES
- HIGH PROFILE MAIN ROAD LOCATION ON A46

Summary

Available Size	1,055 sq ft
Rent	£9,500 per annum
EPC Rating	Upon enquiry

Location

The property is prominently situated on the junction of Gydynap Lane and Bath Road (A46), Woodchester, mid-way between Stroud and Nailsworth.

Description

The property comprises of attractive predominantly open plan offices with two additional meeting rooms, benefiting from excellent natural light and situated on the first floor. The offices are accessed from a side entrance door and shared stairwell which also provides access to the WCs. Externally there are 2 allocated parking bays.

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

A new lease for a term to be agreed is available at a commencing rental of £9,500 per annum exclusive. The Tenant will be responsible for internal repairs and decoration plus a contribution towards the service charge to cover maintenance, cleaning and lighting of the common parts and building.

EPC

The property has an EPC rating of E and the Certificate is available upon request.

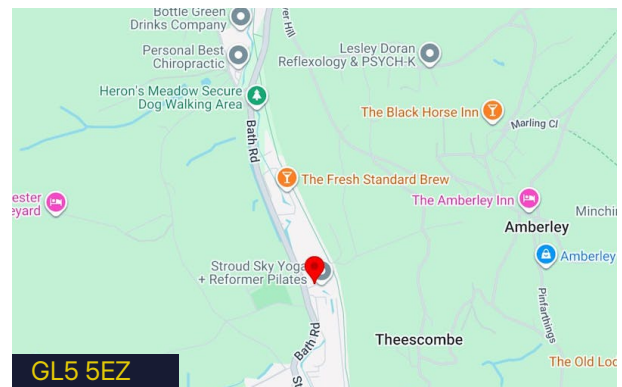
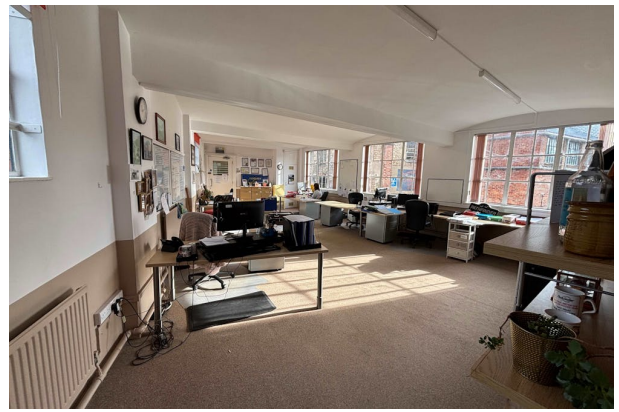
COSTS

Each party will be liable for their own legal costs of the transaction.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	1,055	98.01
Total	1,055	98.01



Viewing & Further Information



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