

TO LET

1ST FLOOR OFFICE SUITES

373 -741 SQ FT (35 - 69 SQ M)

**Kurt
Wymman**
Surveyors & Property Agents



12 The Hill , Merrywalks, Stroud, GL5 4EP

Stunning location | Generous Parking | New lease available



LOCATION

The offices are located on the first floor of this attractive 17th Century building situated at the top of 'The Hill'. It is located in the heart of Stroud town centre and the nearby railway station. There is good access to Cheltenham , Gloucester and Bristol and is well served by both the A419 and A46 leading to the M5 and M4 motorways.

DESCRIPTION

Each suite consists of a large open plan office and an additional smaller office which could be utilised as a meeting room or private office.

The office suites are available as follows:

- **Suite 1** - Rooms 2/3
- **Suite 2** - Rooms 3/4
- **Entire Suite** (2/3/4)

Main Features:

- On-site parking
- Communal kitchen
- Fibre broadband
- Idyllic location

Floor Schedule

| | Sqft | Sqm |
|--|------|-----|
|--|------|-----|



KEY INFORMATION

SERVICES

Mains water, drainage and electricity are connected to the property. Heating is via a communal heating system with the running costs apportioned between the tenants.

NOTE : None of the services have been tested by Kurt Wyman Surveyors.

EPC

TBC

RATING

The property is currently assessed as 'Offices and Premises' with a combined rateable value of £5,625.

It will be the tenant's responsibility to apply for individual ratings assessment.

QUOTING TERMS

The office is available by way of a Full Repairing and Insuring lease (via a service charge) for a negotiable term of years.

A service charge is administered to cover the upkeep and maintenance of the common parts of the building. It also includes electricity, heating, water and building insurance.

Further details available from the lettings agents.



QUOTING RENTAL

Suite 1 (Rooms 2/3)

£5,968 per annum

A service charge of £2,909 per annum is payable.

Suite 2 (Rooms 3/4)

£7,020 per annum

A service charge of £3,650 per annum is payable.

Entire Suite (rooms 2/3/4)

£11,115 per annum

A service charge of £5,799 per annum is payable.



LEGAL COSTS

Each party is responsible for their own legal fees involved in the transaction.

VAT

VAT is not payable on the rental but is applicable to service charge costs.

The logo for Kurt Wyman Surveyors & Property Agents features a green triangle to the left of the word 'Wyman' in a large, bold, green font. Above 'Wyman' is the name 'Kurt' in a smaller, bold, green font. Below the company name, 'Surveyors & Property Agents' is written in a white, sans-serif font on a black rectangular background.

**Kurt
Wyman**
Surveyors & Property Agents

**ALL VIEWINGS WITH PRIOR
APPOINTMENT WITH KURT
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