

TO LET

1ST FLOOR OFFICE SUITE

373 SQFT (35 SQ M)



12 The Hill , Merrywalks, Stroud, GL5 4EP

Stunning location | Generous Parking | New lease available



LOCATION

The office is 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

The Office accommodation consists of a large open plan office and an additional smaller office which could be utilised as a meeting room or private office. This Suite also benefits from a small exclusive reception area.

Main Features:

- On-site parking
- Communal kitchen
- Fibre broadband
- Idyllic location
- Opportunity for Meeting Room/Private Office
- Secure entry system
- Walking distance to town centre



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

LEGAL COSTS

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

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

£5,968 per annum

A service charge of £2,909 per annum is payable to cover heating, electricity, communal cleaning and maintenance of the common building and estates.

VAT

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

**ALL VIEWINGS WITH PRIOR
APPOINTMENT WITH KURT
WYMAN SURVEYORS**

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Wyman**
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