

TO LET

1ST FLOOR STUDIO/OFFICE

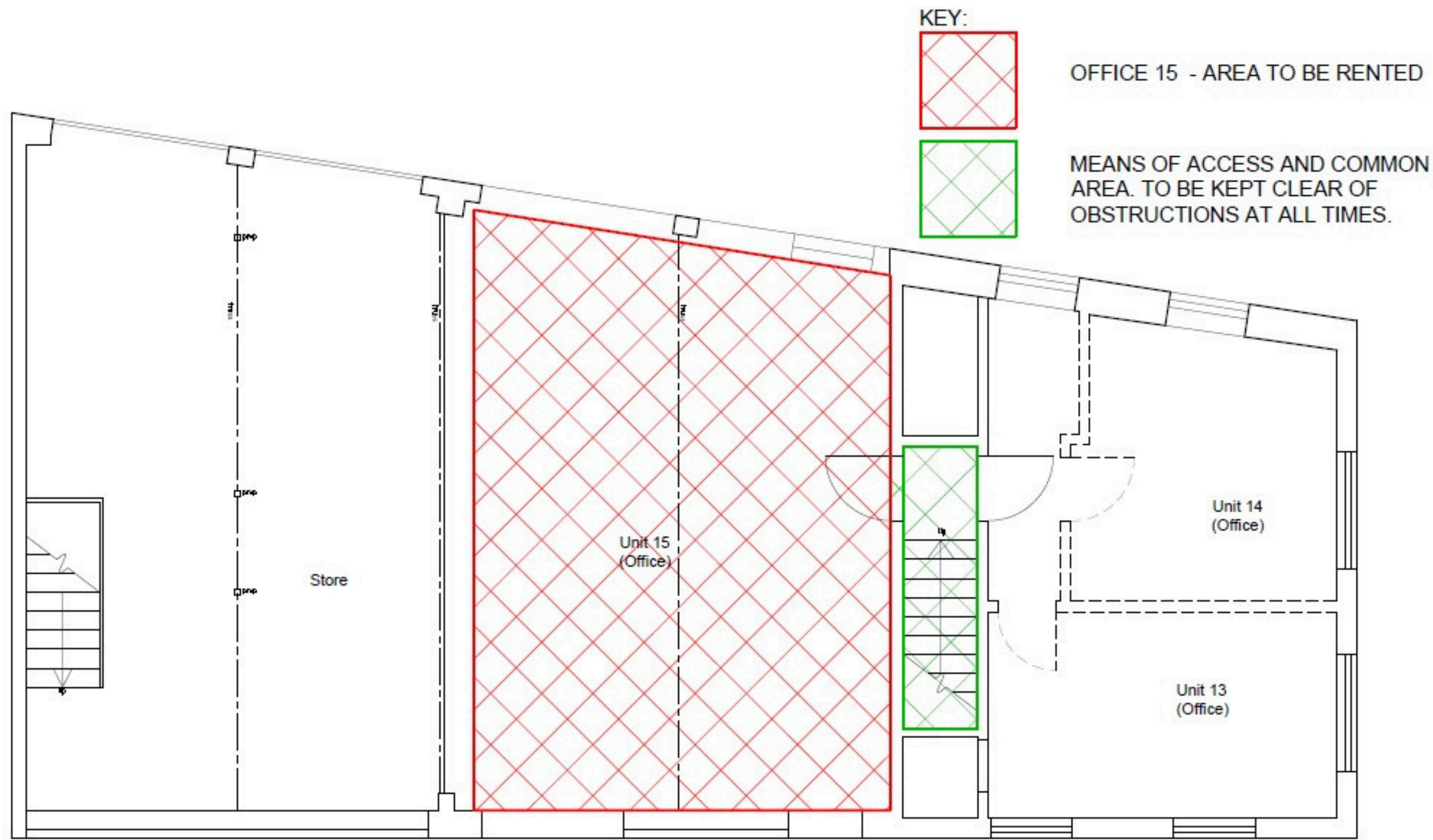
365 SQ FT (33.90 SQ M)



Unit 15, The Yard, The Cross, Drybrook, Gloucestershire. GL17 9ED.

Open Plan Flexible Accomodation | New Lease Available | Popular Business Park

DESCRIPTION



First Floor Studio/Office located within "The Yard" Business Centre.

Main Features comprise :-

- The Studio/Office has been newly decorated to a high standard.
 - Good natural light throughout.
 - Large Kitchenette/work surface
 - Parking
 - May suit a range of uses
 - Shared WC facilities
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- Floor area of 365 sq ft (33.90 sq m) measured on a Net Internal Area basis (NIA).

LOCATION

Situated close to the Cross in the centre of Drybrook on Drybrook Road. Drybrook is located approximately 2 miles to the North of Cinderford within the Forest of Dean. The A4136 is approximately 1 mile, providing excellent road links within the Forest area and wider County.



KEY INFORMATION

SERVICES

Electricity is connected to the unit.

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

EPC

The property has achieved an Energy rating of 85 - D.

RATING

The July 2023 rating describes the property 'Offices & Premises' with a rateable value of £1,200

Rental

£3,960 per annum

QUOTING TERMS

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

LEGAL COSTS

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

VAT

All prices are quoted exclusive of VAT.



**Kurt
Wyman**
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