

TO LET

1ST FLOOR OFFICE

368 SQ FT (34.19 SQ M)

**Kurt
Wymman**
Surveyors & Property Agents



12 The Hill , Merrywalks, Stroud, GL5 4ER

Stunning location | Generous Parking | New lease available | Short walk to town centre



LOCATION

The office is located on the first floor of this attractive 17th Century building situated at the top of 'The Hill'.

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 benefits from open plan layout with large bay window overlooking manicured grounds and views of the Stroud Valley.

Main Features:

- Generous On-site parking
- 1st Floor location
- Secure Entry System
- Well maintained communal kitchen
- Fibre broadband to Building
- Idyllic location
- Entrance via contemporary glazed atrium
- Close to town centre & train station



KEY INFORMATION

SERVICES

Mains water, drainage and electricity are connected to the property.

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

VAT

VAT is payable on the Service Charge element only.

RATING

The property is currently assessed as 'Offices and Premises' with a combined rateable value of £2,325.

QUOTING TERMS

The office is available by way of a Full Repairing and Insuring lease (via a service charge) for a minimum term of 2 years.

A service charge is administered to cover the upkeep and maintenance of the common parts of the building and estate .

It also includes electricity, heating, water and building insurance.

Further details available from the lettings agents.

QUOTING RENTAL

£5,900 per annum

A service charge of £2,870 per annum is payable.

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

Tel: 01452 380064

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