



RURAL OFFICE SPACE

UNIT 5B WARREN BUSINESS PARK, KNOCKDOWN, TETBURY GL8 8QY

£750 PCM + VAT

A modern, rurally located ground floor office providing approximately 801 sq ft of space on a farm business park in a rural location near Tetbury, with excellent access to the A433, A46 and M4.



DESCRIPTION

The property comprises an office space separated into 4 main spaces with staff facilities and Kitchenette. The property benefits from parking, countryside views and is carpeted throughout the office spaces.

LOCATION

The property is located on a rural business site alongside the A433 at Knockdown approximately 5 miles south-west of the town of Tetbury. This location gives good access to the A433 and A46 leading to the M4 motorway at Bath and thence the M5 at Bristol.

SIZE

The office accommodation extends to 801 Sq Ft and is comprised as follows:

Reception	290 sq ft
Office 1	170 sq ft
Office 2	171 sq ft
Kitchenette	35 sq ft
Staff Toilets	33 sq ft
Server/Store Room	102 sq ft

SERVICES

The property is connected to solar and mains electricity, mains water supplies and is heated by means of an electric central heating system to wet radiators.

There is a telephone network within the building and the building is cabled with CAT5 cabling throughout which is connected to a direct 'Fibre to the Premises' broadband supply.

FACILITIES

The property is fitted with a small kitchenette comprising a range of floor units with inset sink. There are private toilet facilities in the building.

PARKING

There is ample parking with the office in a location to be designated by the landlord.

INSURANCE

The landlord will insure the fabric of the building with the tenant responsible for the insurance of their contents.

LOCAL AUTHORITY

Wiltshire Council.

NON-DOMESTIC RATES

The property not currently assessed for Non-Domestic Rates, but it is anticipated that it will fall within Small Business Rates Relief at 100%.

The tenant will be responsible for the payment of all non-domestic rates liabilities.

ENERGY PERFORMANCE CERTIFICATE

The property is assessed as EPC Band: TBC

TERMS

All other terms to be negotiated with the landlord.

VAT

Value added tax will be charged in addition to the rent.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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