



TO LET

- Circa 2250ft² of high quality office space
- Town centre location
- Cotswold market own
- Prominent setting
- Ample public car parking locally
- Air-conditioning

First Floor Office

8 Wheelrights Corner, Cossack Square,
GL6 0DB

£24,000 per annum Plus VAT

First floor office space providing high quality and flexible accommodation throughout. Set within a centre of the Cotswold town of Nailsworth, offering a prominent setting within the old market area of the town benefitting from ample public parking and footfall within the locality.

DESCRIPTION

The property comprises a flexible layout offering four office spaces, a meeting room, ancillary storage and amenities including a shower. The property is fitted out to a high standard and offers a modern and amenable setting to any prospective tenant, benefitting from ample public parking in an accessible setting.

The office in all extends to approximately:

Office 1 – 310ft²

Office 2 – 221ft²

Office 3 – 211ft²

Office 4 – 223ft²

Meeting Room – 463ft²

Entrance, lobby, ancillary storage and amenities – 819ft²

This Net Area is not inclusive of the welfare amenities (WC & Shower) withinside the office.

LOCATION

The property is situated within the centre of Cotswold town of Nailsworth, on the western side of Old Market Street within a mixed retail and residential area and just south of the local library. On street and public car parking is available within the vicinity. The property is approximately 4 miles south of Stroud via the A46. Motorway access is available at Junction 13 of the M5 motorway, 8 miles to the northwest.

RENT & OUTGOINGS

£2000.00 per calendar month payable monthly in advance.

The tenant will be responsible for all outgoing including but not limited to business rates, water, drainage, electricity, and service charges (if applicable).

TERMS OF TENANCY

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same. Ideally the Tenancy term will be for at least 3-5 years with the opportunity of a mutually agreed Break Clause.

The Landlord will be responsible for external repairs and the structural insurance, the premium of which will be recoverable from the Tenant. The Tenant will be responsible for internal repairs along with all outgoing including but not limited to water, drainage, electric and business rates.

DEPOSIT

A minimum deposit of 2 calendar months will be requested from the Tenant prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

BUSINESS RATES

TBC

EPC

EPC Rating - C

SETUP FEE

The tenant will contribute £500 (plus VAT) toward the preparation of each Tenancy Agreement and a Record of Condition with regards to the tenancy.

VIEWING

Strictly by appointment with the Agents: David James, Tel 01453 843 720.

PLANS AND PARTICULARS Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

