



**SINGLE OFFICE
1 LANSDOWN LANE
STROUD
GLOS GL5 1BJ**

T O L E T



- ◆ SINGLE OFFICE ON UPPER GROUND FLOOR
- ◆ APPROX 288 SQ FT IN A QUIET LOCATION
- ◆ CLOSE TO TOWN CENTRE AND POTENTIAL FOR PARKING OF 1 VEHICLE
- ◆ WELL PRESENTED ACCOMMODATION WITH CENTRAL HEATING

RENTAL: £4320 PER ANNUM EXCLUSIVE SUBJECT TO CONTRACT

VIEWING - Strictly by appointment with Andrew Watton Property Consultants

COM/1561 DATE: 12.04.2017

Cornhill Chambers, Stroud, Gloucestershire GL5 2JT | T: 01453 753753
E: admin@andrewwatton.co.uk | www.andrewwatton.co.uk

SITUATION The premises are situated close to the centre of town being within the established commercial location of Lansdown. The offices are convenient to the town, having vehicular and pedestrian access.

THE PREMISES comprising of an office arranged on a single floor with the benefit of separate access and shared toilet and kitchen facilities

THE ACCOMMODATION comprises (all dimensions where quoted are approximate):

Lower Ground Floor

entrance lobby

Upper Ground Floor

Office 1	18'0" x 16'0"	288 sq ft
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Shared toilet and kitchen facilities

SERVICES All mains services are understood to be connected. A charge will be made for electricity, gas and water usage of 25% of the total cost. The tenant will be liable for Business Rates for the room, likely to be nil if a small business user.

PARKING Car parking to rear possibly for 1 vehicle by additional negotiation at a charge of £400 p.a.

LEASE The property is offered by way of a new lease for a term to be agreed. The lease is effectively on internal repairing and insuring terms for a term to be agreed at an initial rental of **£4320** per annum exclusive. The tenant will be liable to reimburse the landlord for the proportional cost of buildings insurance.

COSTS As is normal, the ingoing tenant will be liable for the Landlord's legal costs of the transaction.

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