



CHEDWORTH HOUSE
8 LANSDOWN
STROUD
GLOS GL5 1BB

TO LET



- ◆ INDIVIDUAL OFFICES CLOSE TO TOWN CENTRE
- ◆ FROM 121 FT² TO 161 FT² ON FLEXIBLE TERMS
- ◆ IDEAL FOR A VARIETY OF USES

RENTAL: £300 PER CALENDAR MONTH, VAT INCLUSIVE - SUBJECT TO CONTRACT

VIEWING - Strictly by appointment with Andrew Watton Property Consultants

COM/4360DATE: 20.03.2015

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THE SITUATION - the offices are situated in a period building in Lansdown within a minutes' walk of town and almost opposite Park Gardens.

THE PREMISES - comprise five individual offices that can be taken singularly or as required depending on which offices are available at any one time. The premises are well maintained and benefit from gas fired central heating.

SERVICES - there are toilets on the first and ground floors with a small kitchen area for use by all tenants. Heating is provided by gas central heating to all tenants as an inclusive element of the rental.

RENTAL - £300 PER CALENDAR MONTH, VAT INCLUSIVE.

LICENCE TERMS - New Licences are available on flexible terms to suit individual tenants. All rentals are inclusive of heating, lighting, electricity, water, business rates and buildings insurance. Each tenant will be liable for their own telephone calls and cleaning of their individual offices.

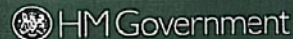
COSTS - each party to pay their own legal costs of the transaction if incurred.

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Energy Performance Certificate

Non-Domestic Building



8 Lansdown
STROUD
GL5 1BD

Certificate Reference Number:
0963-3091-0411-0700-1905

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **117** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 261
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

40 If newly built

79 If typical of the existing stock