



STROUD - THE OLD POLICE STATION, BEECHES GREEN, GL5 4BJ.



TO LET

- Prominent location close to Stroud Town Centre.
- Allocated parking to the rear.
- Available on flexible terms.
- Sizes range from 8.3 sq m (89 sq ft).

01452 300433

LOCATION

The property is prominently situated on the northern side of Beeches Green, close to its junction with Slad Road and Merrywalks, the town's bus station and approximately 130m from the High Street.

DESCRIPTION

The property comprises a Grade II Listed former Police Station with ancillary Courthouse to the rear and comprises a range of self-contained office suites with plastered walls and ceilings, fluorescent strip lighting and carpeted floors.

The property benefits from its own car park to the rear, providing 23 spaces.

Energy Performance Certificates for the property are available to download from this website.

ACCOMMODATION

Please see Availability Schedule at [The Old Police Station](#).

RATES

Please see Availability Schedule.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

PLANNING

Office use.

TERMS

Each suite is available by way of a new internal repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

A charge will be levied by the landlord to cover the costs associated with the upkeep and maintenance of the common areas.

VAT

The property is elected for VAT.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING

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ASH & Co CS LLP for themselves and for the Vendors or Lessors of this property whose agents we are give notice that:

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5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.

6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

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