



## TO LET

594 SQ FT  
(55.18 SQ M)

£750 PER MONTH

Refurbished, attractive  
office suite

- Prominent location on A46
- New lease available for immediate occupation
- Refurbished, attractive office suite

## Summary

Available Size	594 sq ft
Rent	£750 per month
EPC Rating	Upon enquiry

## Location

The property is located adjacent to the A46 approximately half mile from the centre of Nailsworth and approximately 3 miles south of the larger town of Stroud.

## Description

The available space comprises of a lower ground floor unit within the Tradeplas building, which has been converted and refurbished to a high standard, other neighbouring tenants include a mixture of retailers, offices and leisure occupiers.

## RATINGS

Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

## TERMS

The units are available by way of a new lease at the following commencing rentals:-

- LET - First floor offices - £900 per month (£10,800 p.a.)
- Lower ground floor studio - £750 per month (£9,000 p.a.)

## EPC

The building has an energy rating of C and the EPC can be accessed via the following link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0090-0938-1889-0521-9002>

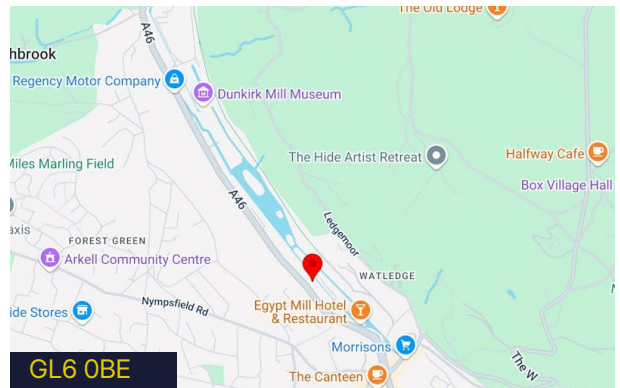
## SERVICE CHARGE

The tenant will be responsible for paying their fair proportion of service charge for the upkeep of the common parts and estate.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground	594	55.18
<b>Total</b>	<b>594</b>	<b>55.18</b>



## Viewing & Further Information



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