

38-42 London Road

Palace Chambers, 38-39 London Road, Stroud, GL5 2AJ

HW Hawkins
Watton



TO LET

172 TO 623 SQ FT
(15.98 TO 57.88 SQ M)

£6,600 - £14,000 PER ANNUM

SELF-CONTAINED BASEMENT STUDIO & 1ST, 2ND FLOOR OFFICE SUITES

- SELF-CONTAINED BASEMENT STUDIOS, & GROUND AND 2ND FL OFFICES SUITES
- FIBRE INTERNET/BROADBAND AVAILABLE (SUBJECT TO CONNECTION FEE)
- NEW TENANCIES AVAILABLE FOR IMMEDIATE OCCUPATION
- BASEMENTS OF 473 & 484 SQ FT, GROUND 172 & 390 SQ FT & 2ND FL 623 SQ FT

hawkinswatton.co.uk
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Summary

Available Size	172 to 623 sq ft
Rent	£6,600 - £14,000 per annum
EPC Rating	Upon enquiry

Location

The office suites are located within the popular terrace of Palace Chambers with an attractive setting as one approaches Stroud town centre from the Waitrose direction. This is ideal location for a professional use benefitting from passing trade to the town centre which offers a wide range of facilities including banks, shops and other supporting services. Stroud town centre also boasts the renowned Farmers Market held every Saturday which is frequented by both local families and those visiting Stroud as a specific destination.

Description

The offices are located within the popular terrace of Palace Chambers in an attractive setting approaching Stroud town centre from the Waitrose direction. An ideal location for a professional use benefitting from passing trade to the town centre which offers a wide range of facilities including banks, shops and other supporting services. Stroud town centre also boasts the renowned Farmers Market held every Saturday.

The property benefits from excellent communal facilities.

PARKING

Limited parking spaces are available in the rear private car park, subject to availability.

SERVICES

All mains services are connected or available with the exception of gas. We confirm we have not tested any of the service installations and any occupiers must satisfy themselves independently as to the state and condition of such items.

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.

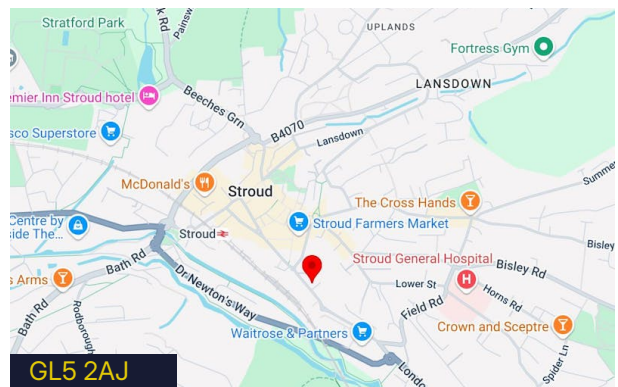
TERMS

New leases are available, subject to contract, for a minimum of 12 months at the quoted rentals which are fully inclusive of utilities and building services.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Basement - 40B1	473	43.94	£14,000 /annum
2nd - 42S1-4: four office suite	623	57.88	£11,400 /annum
Ground - 40G1	419	38.93	£11,500 /annum
Ground - 38G1	172	15.98	£6,600 /annum
Basement - Basement - 41B1	484	44.97	£14,000 /annum
Total	2,171	201.70	



Viewing & Further Information



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