

57 London Road  
Stroud, GL5 2AD

**HW** Hawkins  
Watton



## TO LET

1,023 SQ FT  
(95.04 SQ M)

£15,000 PER ANNUM

HIGH PROFILE  
OFFICE/RETAIL

- 1023 SQ FT GROUND FLOOR
- NEW LEASE AVAILABLE
- HIGH PROFILE OFFICE/RETAIL

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## Summary

Available Size	1,023 sq ft
Rent	£15,000 per annum
EPC Rating	Upon enquiry

## Location

The premises are situated in London Road being a busy location due to the close proximity of Waitrose, London Road and Brunel Mall car parks. Nearby occupiers include retail and estate agency offices, plus the public office of Ecotricity. Stroud is the third largest town in Gloucestershire and enjoys excellent road and rail connections (London Paddington approx. 1 hour 30 minutes).

## Description

The premises comprise of a self-contained ground floor predominantly open plan work space that would suit a variety of retail or office uses.

## SERVICES

All mains services are connected or available.

## 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

Available to let by way of a new lease for a term to be agreed at a commencing rental of £15,000 p.a. exclusive

## EPC

The property has an EPC rating of D and the Certificate is available upon request.

## SERVICES

All mains services are connected or available.

## 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.

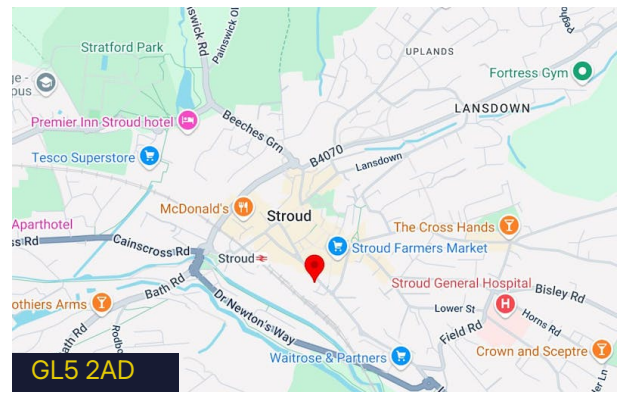
## COSTS

Each party will be liable for their own legal costs of the transaction.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail/office	1,023	95.04
<b>Total</b>	<b>1,023</b>	<b>95.04</b>



## Viewing & Further Information



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