

**First Floor, Unit 8 Wheelwrights Corner,
Cossack Square, Nailsworth, GL6 0DB.**

 **Offices**

 **Nailsworth**

 **To Let**

 **226.37 m2 (2,437 ft2)**





First Floor, Unit 8 Wheelwrights Corner

Modern first floor offices situated in the town centre, available on a flexible basis. Consideration given to letting in parts.

Location

Nailsworth is located at the confluence of the Avening Valley and Woodchester Valley within the southern Cotswolds with a population of some 5,800 (Census 2011), approximately 4 miles south of Stroud (via the A46 trunk road), 13 miles west of Cirencester, 13½ south of Gloucester, 18 miles south of Cheltenham, 8 miles east of Dursley and 28 miles northeast of Bristol.

Motorway access is available at Junction 13 of the M5 motorway, 8 miles to the northwest, whilst Junction 18 of the M4 motorway is approximately 15 miles to the south. The property is situated within the centre of Nailsworth, fronting the western side of Old Market Street within a mixed retail and residential area.

On street and public car parking is available within the vicinity.

Description

The property comprises self contained first floor offices with access via a private external staircase. The accommodation is arranged as a series of individual offices leading off a central corridor, formed by solid and glazed demountable partitioning, with windows on all elevations. Wall mounted air conditioning units serve several of the offices.

Specification comprises carpet tiled floors, suspended ceilings with recessed LED panel lighting, panel radiator central heating and UPVC framed double glazed windows. To the rear of the floor is an open plan area with fitted kitchen incorporating worktop and stainless-steel sink, together with a separate WC and shower room.

Accommodation

(Approximate gross internal area)

226.37 m2 (2,437 ft2).

Planning

Within Class E of the Use Classes Order 1987.

Rates

Prospective occupiers are advised to make their own enquiries of the Local Authority to establish any transitional relief that may be applicable.

Terms

The offices are available by way of a lease for a term to be agreed. Consideration will be given to letting in part, subject to terms.

Rent

£20,000 per annum exclusive.

VAT

The property is not elected for VAT purposes.

EPC

The property has a Rating of C-70.

Legal Costs

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





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Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

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