



TO LET

- Approximately 370ft² high quality office
- Excellent transport links
- Flexible office accommodation
- Popular business centre
- Communal facilities

Suite A1

The Old Brewery, Wickwar Trading Estate, South Gloucestershire, GL12 8NB

Rent - £4,500 Per Annum Plus VAT

A spacious first floor office unit space set within a period building on a popular business centre.

DESCRIPTION

Comprising of an open plan office set on the first floor of a traditional building. The office provides a modern workspace with communal kitchen and toilet facilities available.

SITUATION

A former cider mill building with attractive traditional features including exposed beams provides attractive peaceful and unique office space within a good location for regional and national access, being close to the M4 and M5.

The suite is set within the Wickwar Trading Estate, offering off road car parking.

SERVICES

Mains electricity, water and drainage are connected to the property alongside mains gas central heating. Individual superfast broadband packages are also available.

TERMS OF TENANCY

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same. Ideally for a 3-year term. The Tenant will take on the lease, under obligation of internal repairing and insuring terms. A deposit of 2 calendar months will be requested from the Tenant prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

INSURANCE

Internal: The Tenant will be responsible for internal repairs including re-decorating and re-carpeting the property at the end of the lease

Building: The Landlord will be responsible for external repairs and structural insurance, to which the Landlord reserves the right to recharge the insurance premium to the Tenant at a cost of £26.57 per calendar month.

OUTGOINGS

£375.00 per month plus VAT payable monthly in advance with contribution towards service charge.

A service charge of £166.93 per month plus VAT will be payable along with the monthly rent to include both water and electric charges, and for the upkeep of communal areas.

Business Rates - £3,500 Rateable Value

SETUP FEE

The Tenant will contribute £350 (plus VAT) towards the preparation of the Tenancy Agreement to be drawn up by the Landlords Solicitors.

LOCAL AUTHORITY

South Gloucestershire; Tel – 01454 868009

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents David James

PLANS AND PARTICULARS Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



<p>SUITE A -1ST FLOOR OFFICES The Old Brewery Station Road Wickwar WOTTON-UNDER-EDGE GL12 8NB</p>	<p>Energy rating</p> <p>E</p>
<p>Valid until</p> <p>18 August 2028</p>	<p>Certificate number</p> <p>0699-9883-8230-2000-2833</p>