

TO LET – Self Contained Office

Top Barn Offices, Bownhill, Woodchester, Stroud, Gloucestershire, GL5 5PW

BK Bruton Knowles

est.1862



- £8,000 Per annum Exclusive
- Excellent Parking
- Completely Self Contained
- Use Class E
- Grant Site Entrance

TO LET – Self Contained Office/ Retail Space

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LOCATION

The property occupies a picturesque hilltop location in the Cotswolds, surrounded by steep valleys and National Trust land and only minutes away from the M5 motorway and some 90 minutes from London via mainline train from Stroud. Lying to the south west of Stroud the site is reached via Selsley Hill situated just off the A419 at Dudbridge.

DESCRIPTION

The property comprises a two storey converted barn, constructed from natural stone under a pitched and tiled roof, currently set out as office accommodation on two floors with open plan area and kitchenette together with two interview rooms on the ground floor. There is a wc on the ground floor.

RENT

£8,000 per annum exclusive.

EPC

A new EPC is to be commissioned.

PLANNING

We understand the property falls under use class E of the Use Classes Order 1st Sept 2020.

ACCOMMODATION (NIA)

Total	Sq. M	Sq. Ft
Ground Floor	45	484
First Floor	43.07	464
Total	88.07	948

RATES

Description: Office and Premises

Rateable Value: £4,800

We recommend that any interested party make their own enquiries with the Valuation Office Agency at;

<https://www.gov.uk/correct-your-business-rates>

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

TERM

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

SERVICES

Mains water and electricity are connected to the property. Drainage is by means of a septic tank. Oil fired radiator central heating is installed.

The tenant is to be responsible for providing oil for the central heating.

VAT

VAT applicable on all costs unless stated otherwise.

PARKING

5 allocated parking spaces.

VIEWING

By appointment only with the sole agents Bruton Knowles.

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

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