



## TO LET

- 147 ft<sup>2</sup> of Office Space
- Communal Facilities
- Parking
- Additional Office Space Available

## SUITE A3

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

**£140 pcm plus VAT**

First floor self-contained office space set within a period building within the industrial suburb of Wickwar.

# DJ&P NEWLAND RENNIE

## DESCRIPTION

Comprising of 260ft<sup>2</sup> self-contained office space 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.

## OUTSIDE

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

## TERM

The tenancy term is negotiable. The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to 28

## RENT & OUTGOINGS

£140 per month plus VAT payable monthly in advance with contribution towards service charge.

A service charge of £60 per month plus VAT will be payable along with the monthly rent to include water and electric rates and for the upkeep of communal areas.

Rateable Value - £2,325 per annum – October 2017

## DEPOSIT

A deposit equal to two months' rent will be requested from the Tenant prior to entry which shall be held by David James and Partners and released at the cessation of the tenancy if all the rent has been paid and all other covenants are satisfied.

## 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 £14.33 per calendar month.

## SERVICES

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

## LOCAL AUTHORITY

South Gloucestershire; Tel – 01454 868009

## APPLICATION FEE

A contribution of £350 plus VAT will be required from the tenant towards the professional fees incurred in completing the lease.

## VIEWING

Strictly by appointment with the Agents: DJ&P Newland Rennie. Tel 03300 537200.



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