



TO LET

- 340ft² of Office Space
- Communal Facilities
- Parking
- Additional Office Space Available

SUITE A4

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

£300 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 340ft² 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

£300 per month plus VAT payable monthly in advance with contribution towards service charge.

A service charge of £125 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 - £3,000 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 £32.72 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.



PLANS AND PARTICULARS The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James & Partners or the vendor or his solicitor.

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.

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