



Unit 4, The Old School, High Street, Sherston, Malmesbury, Wiltshire, SN16 0LH

£7,250 pa

A lovely office of approximately 347 sq ft with storage area, situated in the Old School building in Sherston. Parking and shared kitchen/toilet facilities, buildings insurance and service charge included.

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4 The Old School, High Street, Sherston SN16 0LH
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The Property

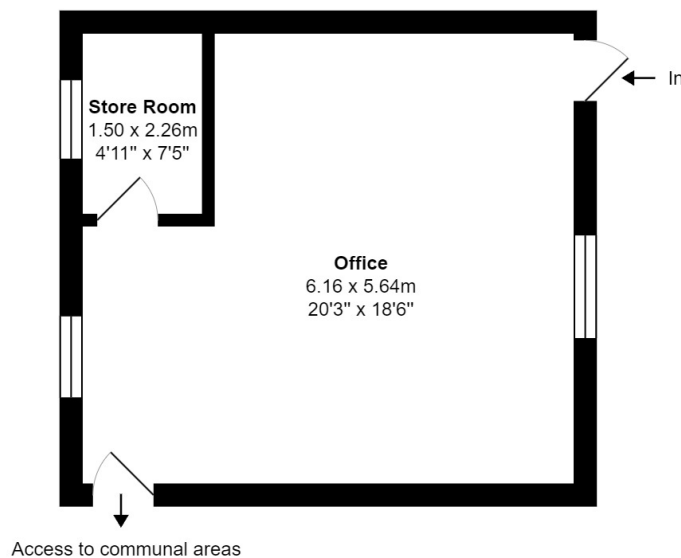
DESCRIPTION Perfect for a small business, this lovely office is situated in the centre of Sherston Village, just behind the Co-Op and has parking directly outside. There are shared kitchen and toilet facilities and the rent is inclusive of service charge and buildings insurance. Available immediately.

SITUATION The beautiful, ancient and much sought after village of Sherston with its broad High Street and historic stone houses is set in an Area of Outstanding Natural Beauty conveniently located on the edge of the Cotswolds. Sherston has a thriving community and offers many facilities, including a church, popular primary school, doctors surgery, Co-op shop and post office, coffee shops, hairdresser, Indian restaurant, garden centre and the highly regarded 16th century Rattlebone Inn, with its excellent food and friendly atmosphere. The facilities and amenities in Sherston more than adequately provide for everyday need with a whole host of societies and clubs meeting on a regular basis offering entertainment and social events for young and old alike. Schooling locally is second to none, with very good state and independent schools providing transport to and from the village on a daily basis. Close by are the market towns of Malmesbury and Tetbury which are both approximately 5 miles away. Malmesbury is reputed to be the oldest Borough in the country dating back to the 11th Century. Both towns offer a wider range of shops, services, schooling and leisure facilities. There are main

line stations to London-Paddington at Kemble (14 miles) and Chippenham (12 miles) whilst Junctions 17 & 18 of the M4 are both within 15 minutes' drive providing convenient access to Bath, Bristol and Swindon.

Directions

The Old School is located on Sherston High Street at the centre of the village and is the same building as the co-op shop beside the Rattlebone Inn and village hall. Unit 4 is accessed at the rear down the driveway to the left hand side. Postcode SN16 0LH



Total Area: 34.8 m² ... 374 ft²

All measurements are approximate and for display purposes only