



- Office Units
- Converted Stable
- £6,000 per annum
- 329 sq ft
- Secure Gated Access
- Rural Location

The Remise Conigree Court

Newent GL18 1NF



£500 Per Month

EPC rating

£6,000 per annum

THE REMISE

Is a self-contained, newly converted single storey former stable block which has retained a number of original features, providing a superb working environment. Set on the Conigree Court Estate, which is approx. 1.5 miles out of Newent.

OFFICES

Comprising of an office and a reception room/kitchen with a wc totalling approximately 328.5 sq. ft, Ample free parking. A secure gated entrance. Access between 7am & 8pm Mon-Fri & 8am & 4pm

SERVICES

Mains Electricity, Water Supply, Drainage & heating by Biomass Boiler system

RATES

The property is not currently rated, but if this changes it will be the tenants responsibility. Tenant will need to make their own enquiries

RENT/DEPOSIT

£6,000 PER ANNUM, EXC.

Deposit would be £1000

SERVICE CHARGES

A charge will be levied by the Landlord to cover the metered costs associated with the heating (biomass system), electricity is on a sub meter basis and 50% of the monthly standing charge from the power company. Broadband £30 per month and drainage is £60 pa. Water is included in the rent.

TERMS

The property is offered by way of an internal, repairing and insuring lease for the term to be agreed.

VIEWING

Strictly through Steve Gooch Estate Agent who will be delighted to escort interested applicants to view if required. Office Opening Hours 9.00am 7.00pm Monday to Friday,

VAT

The property is not registered for VAT purposes and it will not be applicable on the rent, but will apply to the service charge and all other landlord's supplies.

DIRECTIONS

From the Newent Office take the turning opposite the office into Watery Lane. Go past Newent School and after approximately 1.3 miles turn right at the cross roads and Conigree Court can be found on the right after about 1/3rd of a mile.

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

