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8 Silver Street, Dursley,
GL11 4ND

£750
Per Month



LARGE FURNISHED SUITE OF OFFICES LOCATED IN THE HEART OF THE POPULAR MARKET TOWN OF DURSLEY. WITH FACILITIES INCLUDING FOUR OFFICES, KITCHEN, TOILETS. NEW LEASE AVAILABLE AT £750 PER MONTH PLUS MONTHLY SERVICE CHARGE OF £275PCM TO INCLUDE INSURANCE AND CLEANING OF COMMUNAL AREA, WINDOW CLEANING, WATER RATES, SUNDRY REPAIRS. FULLY FLEXIBLE LEASE TERMS. OFFICES CAN BE AVAILABLE ON INDIVIDUAL BASIS TO BE SEPARATELY NEGOTIATED.

ENERGY RATING: D

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Situation

This centrally located offices are situated in this prime location in Dursley town centre, which has a range of facilities including a number local retailers, doctors and dentist surgeries. The town has a Sainsbury's supermarket, Boots the chemist and many other independent retailers. The town is well served by both road and rail network, having easy connections via the A38 and Junctions 13 and 14 of the M5 motorway. Cam and Dursley have a 'Park and Ride' railway station with onward connections to the national rail network

Description

The extensively serviced offices are located in the heart of the town and is well presented, having access via communal hallway leading to first floor landing and office suite front door, this in turn gives access to reception area leading to the four offices and the kitchen and WCs. The offices benefit from night storage heating. Included in the Service Charge of £275cm is building insurance, cleaning of the office and share of the common area, window cleaning, water rates, sundry repairs.

Accommodation

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

Entrance Lobby

Stairs to communal first floor landing.

Entrance Hall

Hallway area giving access to four offices, kitchen, WC cubicles, carpeted flooring, wall mounted night storage heater.

Office One (rear) 7m x 5m max (22'11" x 16'4" max)

Furnished office with carpeted flooring, two night storage heaters, double glazed window, telephone point. including inner meeting rom 4.39m x 2.45m

Office Two 4.77m x 4.65m (15'7" x 15'3")

Furnished office with carpeted flooring, two night storage heaters, two secondary double glazed windows overlooking the market place to front, telephone point.

Office Three 4.83m x 4.84m narrowing to 3.45 (15'10" x 15'10" narrowing to 11'3")

Furnished office with carpeted flooring, two night storage heaters, two windows overlooking the market place to front, telephone point.

Office Four 6.92m x 3.72m (22'8" x 12'2")

Furnished office with carpeted flooring, two night storage heaters, two secondary double glazed windows overlooking the market place to front, telephone point.

Kitchen

Base unit, sink, fridge, single glazed sash window to rear.

WCs

Two WC cubicles

Agents Notes

New lease with term to be agreed.
The office benefits from night storage heating.
Service Charge of £275 pcm includes building insurance, cleaning of the office and share of the common area, window cleaning, water rates, sundry repairs.
Alternatively the offices can be made available on an individual basis at a separately negotiated rent
Energy Rating D

Viewing

By appointment with the owner's sole agents as over.

