

14 Long Street, Dursley,  
GL11 4HX

£1,125 Per Month



Spacious commercial premises in the heart of Dursley town centre and with good visibility to passing trade. The property is currently used as offices and comprises of two large office areas, two meeting rooms, staff kitchen, two WCs and enclosed courtyard at the rear. Suitable for a range of business uses. Energy Rating C. Total floor space measures approximately 90m<sup>2</sup>.

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# 14 Long Street, Dursley, GL11 4HX

## Situation

The premises occupy a central position close to the main trading street in the town of Dursley. The town benefits from free shoppers' parking within close proximity.. Located midway between Gloucester and Bristol, Dursley is well placed for access to the A38 and adjoining M4/M5 motorway network.

## 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).

### Main Office 7.74m x 4.04m (narrowing to 3.56m) (25'4" x 13'3" (narrowing to 11'8"))

Open plan space with bay window to front, sash window to rear, carpet tiled flooring and night storage heater.

### Second Office 7.23m x 3.67m (narrowing to 2.06m) (23'8" x 12'0" (narrowing to 6'9"))

Large office with window to front, carpet tiled flooring and night storage heater.

### Meeting Room One 2.52m x 2.31m (8'3" x 7'6")

Carpet tiles to flooring, sash window to rear and night storage heater.

### Meeting Room Two 3.50m x 2.83m (11'5" x 9'3")

Accessed via steps and with carpet tiles to flooring, sash window to rear and night storage heater.

### Kitchen 3.32m x 2.21m (10'10" x 7'3")

Accessed via steps and with a range of wall and base units, tiled flooring, electric wall heater, door and window to rear courtyard.

## Rear Hall

Carpeted flooring, door to rear bin store area.

## WC

WC, wash basin, tiled flooring and window to rear.

## Second WC

WC, wash basin, tiled flooring.

## Externally

Private rear courtyard measuring 3.69m x 1.81m and accessed from kitchen with rear access gate to churchyard.

## Agents Note

Available Date: Now

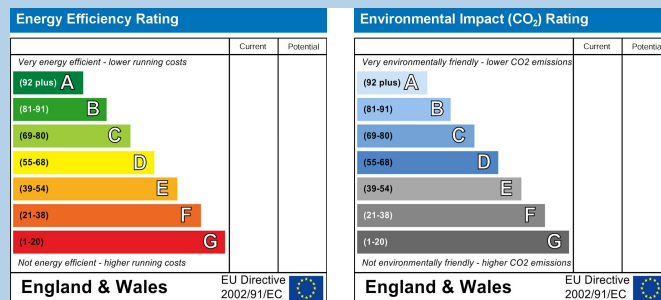
Energy Rating: C

Utilities: Mains Electric, Water and Sewerage are connected

The property is not VAT registered

The property lies within a Conservation Area

Rateable Value £8,200



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