



## THE OLD DAIRY

Morton Farm | Gloucester Road | Thornbury | BS35 3UF

Approx. 1,087 sqft (101 sqm) of high specification offices

---

£1,200 PCM + VAT





**DESCRIPTION:** This is an opportunity to rent a high specification and eco-friendly office development on the outskirts of Thornbury, with close proximity to the A38, M5, Bristol and Gloucester. The development extends to approximately 1,087sqft (101sqm) NIA, and comprises a reception area, a large open plan office, first floor office space, kitchenette, two storage areas, WC and Disabled WC, situated in a rural setting. The property has the benefit of its own designated parking area.

**SERVICES:** Mains Electricity and Water is connected. Private Drainage. A Telephone line is currently connected. Heating is provided by an on-site biomass boiler using sustainably sourced wood fuel and is included in the monthly rent.

**FINANCIAL REFERENCES:** The letting agent reserves the right to request financial references from prospective tenants.

**DEPOSIT:** A deposit of £1,200 will be required from a new tenant, prior to the commencement of the tenancy.

**VIEWINGS:** Strictly by appointment with the Agents, North & Letherby, tel: 01179 822886. Prospective tenants must take every care when viewing the property.

**RENT:** £1,000 plus VAT per calendar month, payable in advance. In addition to this, a contribution of £100 plus VAT per calendar month will be required to cover the cost of electricity and water. An annual charge of £100 plus VAT will cover the cost of the private drainage system.

**OUTGOINGS:** The Tenant will be responsible for any outgoings relating to the occupation of their property for office purposes.

**TERMS OF TENANCY:** Full Repairing and Insuring lease available on flexible terms, created under the Landlord and Tenant Act 1954, excluding the security of tenure provisions (sections 24 to 28).

**DIRECTIONS:** From M5 J14 at Falfield, head south on the A38 towards Thornbury and Bristol. Follow this road for approximately 1½ miles and turn right onto Gloucester Road, signposted to Oldbury on Severn and Thornbury. Morton Farm is on the right hand side after approximately 0.7 miles.

