NORTH --- LETHERBY

CHARTERED SURVEYORS







THE OLD DAIRY Morton Farm | Gloucester Road | Thornbury | BS35 3UF

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

 $\pounds 1,200 \text{ PCM} + VAT$

T01179 822 886

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 $\pounds 1,200$ 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 1¹/₂ 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.







St Andrew's House, St Andrew's Road, Avonmouth, Bristol BS11 9DQ t 01179 822886 e enquiries@northletherby.com

www.northletherby.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and littings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.