



A versatile self contained two storey converted barn, offering generous office space; situated on a professional business park on the out skirts of Lydney.

Set over to floors and available to split - Entrance porch with doors to lower floor office and stairs to upper, reception, office, kitchen with cloakroom. At first floor there is a large reception area, kitchen, WC and office. Parking is offered to the front of the building.

Deposit: £0

**Floor area**

165m<sup>2</sup>/1775sqft

**TENURE: Offered Leasehold – IRI**

**Services**

Mains electric broadband and water, oil central heating.

**Service Charge**

No charge.

**Insurance rent**

Building insurance covered in annual rent.

**Money Laundering Regulations**

To comply with MLR, all prospective tenants will be asked to produce ID documentation at the time of making an offer.

**Tenant refencing fees**

£100 (non refundable)

**legal fees**

Each party will bear their own legal costs.

**Viewings**

By prior arrangement with Hills



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

