



At first glance

- Flexible Floor area
- Flexible ingoing terms
- Kitchen and WC
- Offers invited
- Parking
- Office
- Air Conditioning
- self contained

In detail

A bespoke, high specification first floor over space with kitchen, separate WCs and shower room. Although being first floor the property can be access to rear at ground floor level. The space offers a professional environment along with fibre internet connect in and air conditioning.

Comprising; entrance hall, shower room, male and female w/c kitchen, self contained office, store room and a large open plan office with a glass partitioned meeting room.

Situated in Cinderford, Forest of Dean. The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester which is approximately 14 miles away and surrounding areas.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.



**RENT**

Please note VAT is applicable.

Floor area

Total gross floor area: 959sqft/89m²

Services

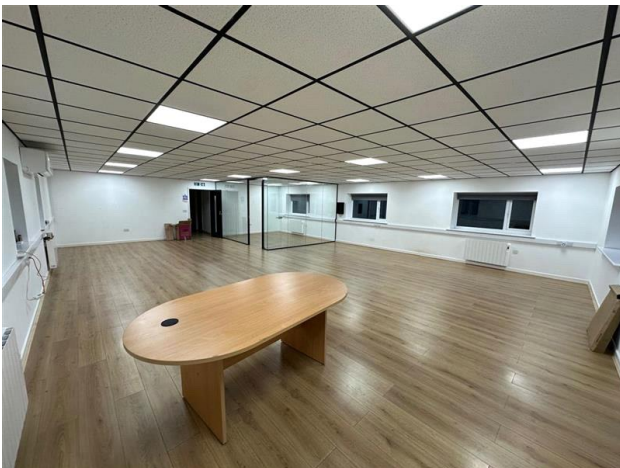
Mains services believed to be connected. All interested parties will make their own enquires.

Viewings

Via prior appointment with Hills.

legal fees

Each party will bear their own legal costs.





Town and Country



Commercial

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.

