

Unit 22 Breadstone Business Centre,
Berkeley,

Per Month
£475 Per Month



Self contained commercial studio/office unit situated in Breadstone Business Centre and with versatile working space. The space comprises of a first floor workspace measuring approximately 570 sq ft, including kitchenette and separate wc. The site occupies a rural position within ten minutes drive of both Berkeley and Dursley and has ample parking available. Energy Rating B.

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Unit 22 Breadstone Business Centre, Berkeley, GL13 9HF

Situation

Breadstone Business Park is located in a semi-rural position in the hamlet of Breadstone near Berkeley. The centre is conveniently located within five minutes drive of the main A38 with easy travel access throughout the south west, South Wales and the remainder of the country via the nearby M4/M5 motorway network (junction 13 for the M5 motorway to the north and junction 14 to the south).

Directions

If travelling from the north (Gloucester direction) turn right after passing the Prince of Wales Hotel and proceed along the road for approximately half a mile. Where this road bends to the left take the turning on the right and proceed for approximately 200 yards. Turn right opposite a bungalow called Ponderosa and take the left hand fork along this driveway. Continue for a short distance and the Business Centre will be seen immediately to the front.

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).

Entrance Hall/Landing

WC

Workspace 8.7m x 5.94m (max) (28'6" x 19'5" (max))

Open plan work area with wash basin, windows front and back, views over the surrounding countryside.

Agents Note

Ample On Site Parking
Energy Rating B
Suitable for a number of uses
Rates paid separately

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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