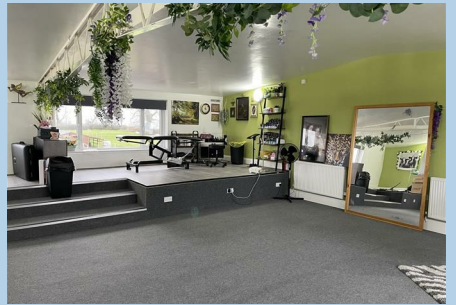


Unit 21 Breadstone Business Centre,
Breadstone, GL13 9HF

£600 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 750 sq ft, separate kitchenette and wc. The site occupies a rural position within ten minutes drive of both Berkeley and Dursley and has ample parking available as well as gas heating. Energy Rating B.

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Situation

Breadstone Business Park is located in a semi-rural position in the hamlet of Breadstone near Berkeley. A number of the units enjoy pleasant rural views and the centre is conveniently located within five minutes drive of the main A38 where travel 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.

Description

Breadstone Business Park offers a range of units ranging in sizes with a variety of different tenants. The buildings have planning for B1 Use which includes offices, studios, high-tech business and light industrial. There are extensive car parking areas adjacent to the units and the site has services connected. The units are of special interest to those wishing to start or expand their existing business with flexible leases and terms and realistic rents.

Communal area

Shared hallway with stairs leading to first floor landing.

Studio/Office 9.17m x 7.55m (30'1" x 24'9")

Open plan workspace with double glazed windows to front and rear, three radiators, power and lighting.

Kitchenette

Range of wall and base units, sink, vinyl flooring.

Cloakroom

Wash hand basin and WC

Agents Notes

Ample On Site Parking
Gas Heating
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	1	1
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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