

David Plaister Ltd are delighted to offer this superb, recently renovated and modern office space located on Weston Road in Hewish, providing a prominent and strategic position along A370 and close to the M5 motorway. The premises benefits from kitchen and W/C facilities, allocated parking, air conditioning and a separate store / office. Deposit required. Credit check and references required. Commercial EPC rating: B26. Fees may apply.



- A superb, recently renovated office space available to let
- Kitchen and W/C facilities and separate store / office
- Allocated parking areas available
- Commercial EPC rating: B26
- Prominent and strategic position along A370 and close to M5 motorway
- Alarm controlled
- Air conditioning
- Credit check, references and deposit required

ACCOMMODATION

Entrance

A UPVC double glazed door into main room.

Main Room 19' 6" x 19' 4" (5.94m x 5.90m)

With wood effect laminate flooring, various UPVC double glazed windows, doors to rooms.

Office One 9' 11" x 9' 7" (3.03m x 2.91m)

Storeroom – air-conditioned, UPVC double glazed window, ceiling lights, door to WC.

Cloakroom 4' 6" x 3' 5" (1.38m x 1.05m)

Low-level W/C, wash hand basin, ceiling light.

Kitchen 9' 7" x 5' 4" (2.92m x 1.62m)

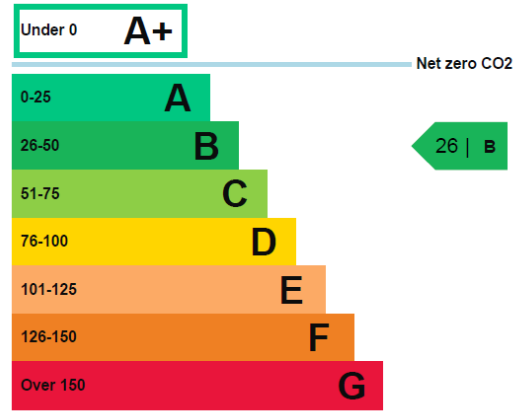
A range of wall and floor units with stainless steel sink and drainer, UPVC double glaze window, door to cloakroom, ceiling light.

Cloakroom 4' 6" x 3' 6" (1.36m x 1.06m)

Low-level W/C, wash and basin over vanity unit, ceiling light.

Energy efficiency rating for this property

This property's current energy rating is B.



MONEY LAUNDERING REGULATIONS 2007 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION REGULATION 2013. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.