

## Gainsborough House Campden Business Park Chipping Campden Gloucestershire GL55 6JX

**TO LET**

### Individual Serviced Office Suites, Fully Furnished and Ready for Immediate Occupation

- 180 sq.ft. (16.72 sq.m.) and 160 sq.ft. (14.86 sq.m.)
- Situated in a Modern Purpose Built Office Building offering high quality office accommodation
- Fully Furnished
- Ample Parking
- Available for Immediate Occupation
- Broadband Available Immediately

**MONTHLY INCLUSIVE RENTS FROM £330**



# Gainsborough House, Campden Business Park, Chipping Campden, Gloucestershire, GL55 6JX

## LOCATION

The premises are located to the east of Chipping Campden on the Campden Business Park, adjacent to the Research Centre. The B4035 joins the A429 Warwick/Moreton in Marsh Road, approximately five miles to the east, providing good accessibility to the local road network.

Chipping Campden is an historic market town and an area of outstanding natural beauty, approximately 13 miles to the south-west of Stratford upon Avon in the heart of the Cotswolds, between Evesham and Moreton in Marsh.

Campden Business Park is a modern development of offices and light industrial situated about one mile from Chipping Campden. All the units are finished to the same high standard and there are of similar appearance.

## DESCRIPTION

A range of individual office suites situated in a two-storey building with communal male and female WC facilities on each floor, together with kitchen and use of a communal board room.

## ACCOMMODATION

Net Internal Floor Areas

160 sq.ft. (14.86 sq.m.)

180 sq.ft. (16.72 sq.m.)

## SERVICES

Mains water, gas, electricity and drainage are connected, with gas fired central heating and radiators throughout.

## TERMS

The offices are available on monthly licence, subject to a minimum licence of six months and one month's rent deposit in advance. £330 and £370 (for the larger offices) per calendar month respectively. This rent is inclusive of heating, lighting, power and communal facilities in the building. Broadband is available for immediate connection at an additional cost of £40 per calendar month.

The tenant is responsible for cleaning their own offices, as well as their own occupational rates should they be applicable.

## RATES

The rateable values are understood to be £1,375 and £1,400 respectively, which is below the current threshold for Small Business Rate relief.

## ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating for Gainsborough House is C (53).

A full copy of the Energy Performance Certificate is available upon request

## VAT

All prices and rents are quoted exclusive of VAT, which may be payable in addition.

## VIEWINGS

By appointment through the Letting Agents:

**PETER CLARKE & CO**  
**STRATFORD UPON AVON**  
**01789 415444**

## DISCLAIMER

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