

# TO LET

## OFFICE/STUDIO UNIT

**329 SQ FT (30.56 SQ M)**

**Kurt  
Wymman**  
Surveyors & Property Agents



**Conigree Court, Conigree Road, Newent GL18 1NF**  
**Secure Gated Entrance | Ample Parking | High Quality Fit out**



## LOCATION

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The office/studio is located on the Conigree Court Estate, a well maintained working rural site located on Conigree Road.

2.5 miles from J3 of the M50 Motorway at Gorsley near Ross on Wye in Herefordshire, and 1.5 miles from Newent Town centre

Junction 3 gives access to both the Eastbound and Westbound carriageways with Tewkesbury and the M5 Motorway to the East and Ross on Wye, Monmouth and the M4 Motorway to the West.

## DESCRIPTION

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- A modern self-contained suite refurbished to a high standard
- Rural Location Close to M50 Motorway.
- 2 interconnected working areas, each benefitting from own pedestrian door to courtyard.
- Secure Gated Entrance
- Double glazed windows
- Grade II Listed building
- Heated via Low Carbon Footprint Biomass Boiler
- 160 MB Download Speeds
- Parking for 4 vehicles



## KEY INFORMATION

### SERVICES

Mains Electricity and Water Supply are connected to the property.  
Drainage via a private System.  
Heating via Biomass Boiler system.

**NOTE : None of the services have been tested by Kurt Wyman Surveyors.**

**Energy performance Certificate (EPC) Rating:**

TBC

### RATING

Tenant to make own enquiries.

### QUOTING TERMS

The property is available by way of a new Full Repairing and Insuring lease for a negotiable term of years.

### QUOTING RENTAL

£5,264 per annum exclusive. Payable monthly in advance

### SERVICE CHARGE

A charge of £4 psf per annum will be levied to cover:

- Building Insurance
- Water and Drainage
- Site Security and Maintenance
- External Building Maintenance
- Common Parts site maintenance

### LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

### VAT

VAT is not chargeable on the rental.

The logo for Kurt Wyman Surveyors & Property Agents features a green triangle to the left of the word 'Wyman' in a large, bold, green font. Above 'Wyman' is the word 'Kurt' in a smaller, bold, green font. Below the company name, the text 'Surveyors & Property Agents' is written in a white, sans-serif font on a black background.

**Kurt  
Wyman**  
Surveyors & Property Agents

**ALL VIEWINGS WITH PRIOR  
APPOINTMENT WITH KURT  
WYMAN SURVEYORS**

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