



 0
Bedroom

 0
Bathroom



Units 1, 2 and 3 are currently set up and used, by current tenants, as a whole unit which works and flows really well however these units can be split/divided into 3 separate functioning units if not all this space is required. Providing kitchen and cloakroom facilities, with low energy lighting, solar panels and ground source heating to provide excellent EPC ratings. Ample parking areas surround the buildings with 6 electric charging points also available. The Service Charge set at **£6765.00 plus VAT per annum** generously includes all outside building repairs, grounds and car park maintenance, fire extinguisher service and certificates, ground source heat pumps services and certificates, electrical and emergency lighting checks and certificates, intruder alarms, water supply and sewerage, and buildings insurance. NB: Internet can be supplied at approximately 100mbs uncontested fibre with firewall at an additional cost of £100.00pcm

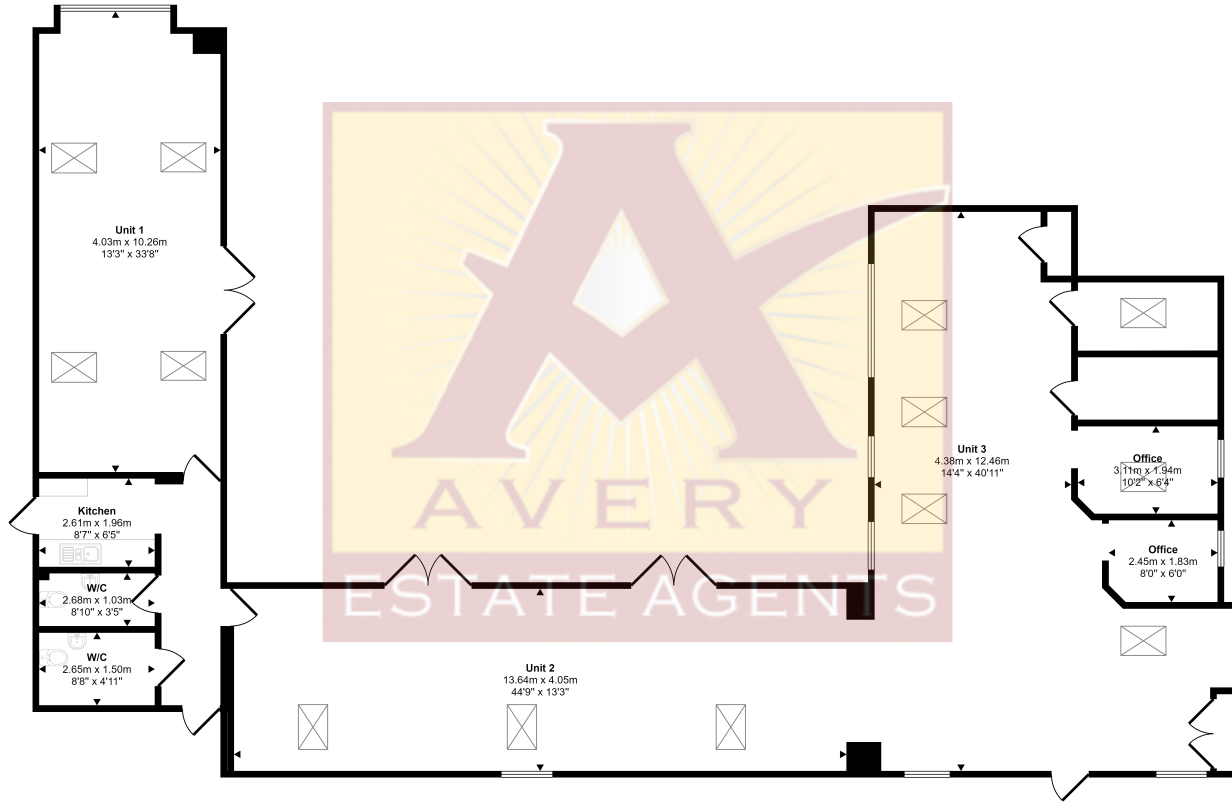
The environment and consideration of energy saving was certainly at the forefront of the developers minds when creating these splendid units which really do have to be viewed to appreciate the surroundings that they are set in which would certainly create calm to any work force and its staff. Located on the edge of Wick St Lawrence and a short drive from the M5 interchange at St Georges businesses and their employees enjoy the tranquillity of a rural location with the convenience of being close to Weston and easy access via railway stations and M5 for commuting to Bristol and beyond.

- Eco friendly work space units
- Convenient location for ease of access
- EPC Unit 1- A (23) Unit 2-A (20) Unit 3 B (32)
- Kitchen and Toilet Amenities
- Electric Charging points
- Ample Parking





Approx Gross Internal Area
210 sq m / 2266 sq ft

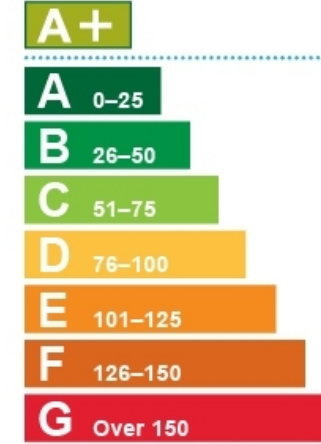


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Smartly 360.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

← **23** This is how energy efficient the building is.

Less energy efficient

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