

TO LET

Detached Period Office Building - 1,738sq ft (161.46 sq m)



1 Minute drive from Stroud
Town Centre

On site car parking

Impressive period building with
many original features

1 Salmon Springs Trading Estate, Stroud, Gloucestershire, GL6 6NU

01452 380064

LOCATION

Salmon Springs Trading Estate is situated adjacent to the A46, Painswick Road on the outskirts of Stroud Town Centre. The A46 is one of the main arterial routes into Stroud.

Salmon Springs is a popular trading estate and is home to a wide range of both local and national companies including the Royal Mail, Kitchen Garden Foods, R&D Blinds, Matchplay Snooker Club and the Malthouse Bar and Kitchen.



DESCRIPTION

An impressive detached period office building of natural stone to the elevations under a stone tile roof.

The well appointed accommodation is arranged over ground, 1st and 2nd floors and provides a range of cellular offices. WC's are situated at both ground and 1st floor level with a kitchen on the ground floor.

The property has a wealth of features including stone mullion windows, high ceilings with covings and original fireplaces.

The property has a floor area of approximately 1,738 sq. ft (161.46 sq. m) on a Net Internal Floor Area basis (NIA). Approximately 177 sq. ft (16.44 sq. m) is below 1.5m in height.

KEY INFORMATION

Services

Mains water, drainage and electricity are connected to the property.

Heating is via a wall mounted electric radiators.

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

EPC Rating

TBC.

Business Rates

The 2017 Rating List shows the property is assessed as Offices and Premises with a rateable value of £8,300.



Service Charge

A charge is levied to cover the upkeep and maintenance of the common parts of the estate. The current charge is based upon 8% of the passing rental.

Quoting Terms

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

Quoting Rental

£14,750 per annum exclusive to be paid quarterly in advance.

Legal Costs

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

VAT

All prices are quoted exclusive of VAT.

**All viewings by prior appointment with
Kurt Wyman Surveyors:**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website: www.kurtwymansurveyors.co.uk



rightmove 

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