

# TO LET

Offices

2,385 sq ft (221.61 sq m)



**Ground Floor, The Mill, Eastington Trading Estate, Eastington, Stroud,  
Gloucestershire, GL10 3RZ**

- 1/2 mile to J13 of M5 Motorway
- Ample parking
- Currently being refurbished

**01452 380064**

**Kurt  
Wyman**  
Surveyors & Property Agents

**01452 380064**

**www.kurtwymansurveyors.co.uk**

### Location

The property is situated on the Eastington Trading Estate, located off Spring Hill at Eastington.

Spring Hill links directly to the A419 providing direct access to Stonehouse and Stroud to the East, and Junction 13 of the M5 Motorway to the West.

The M5 Motorway provides excellent road links to Bristol and the Southwest to the South and Gloucester, Cheltenham and the Midlands to the North.

### Description

Open plan ground floor offices currently being refurbished.

The property comprises natural stone to the elevations under a pitched profiled and insulated roof.

The unit benefits from single glazed steel windows to the front and rear elevations providing good natural light.

Internally ladies and gents WC's and a kitchen/restroom area are installed.

The property has a floor area of 2,385 sq ft (221.61 sq m).

### Services

Mains water, drainage, 3 phase electrical supply and gas is connected to the property.

Heating is via a gas fired boiler and a traditional 'wet' radiator system.

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

### EPC Rating

EPC rating to be confirmed.

### Rating

The property to be reassessed for Business rates on occupation.

### Quoting Terms

The property is available by way of a new full repairing and insuring lease for a negotiable term of years.

### Security of Tenure

The letting will be outside of the security of tenure provisions of the Landlord and Tenant Act 1954 part II.

### Quoting Rental

POA.

### 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**

**01452 380064**

**info@kurtwymansurveyors.co.uk**

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