

TO LET

1st & 2nd Floor Office Suites within Impressive Period Building 1,050—2,250q ft (97.60—208.99 sq m)



1 Minute drive from Stroud
Town Centre

On site car parking

Unique building retaining many
original features including
exposed beams

1st & 2nd Floors, 13 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

13 Salmon Springs is an impressive and unique Grade I listed building predominantly of natural stone to the elevations under a pitched stone tile roof. The property retains many of its original features.

The first floor comprises of 5 individual cellular offices and a kitchenette/teapoint. The second floor provides more open plan accommodation.

The property is steeped in history and provides refurbished office accommodation within an exceptional building that retains many of its original features including exposed beams to the second floor.

Ladies and Gents WCs are located on the ground floor and are shared with other building occupiers.

Floor	Sq M	Sq Ft
1st	111.39	1,200
2nd	97.60	1,050
Total	208.99	2,250

Measured on a Net internal (NIA) floor area basis.
Note parts of the second floor have restricted headroom.

KEY INFORMATION

Services

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

Heating is via wall mounted electric radiators.

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

EPC Rating

Exempt

Business Rates

The 2017 Rating List shows the property is assessed as Offices and Premises with a rateable value of £9,200.



Service Charge

A charge is levied to cover the upkeep and maintenance of the common parts of the estate and building. The current charge is based upon 20% of the passing rental.

Quoting Terms

The 1st and 2nd floors are available by way of a new Full Repairing and Insuring Lease (via a service charge) for a negotiable term of years.

Consideration may be given to letting the 1st & 2nd floors separately.

Quoting Rental

£12,950 per annum exclusive to be paid quarterly in Advance for the whole.

Legal Costs

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

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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