

# TO LET

First floor office/studio

3313.03 sq ft. (307.80 sq m.)



**First Floor, Units 1-3a Stonehouse Commercial Centre, Bristol Road, Stonehouse GL10 3RD**

- Situated just off A419 Bristol Road
- Approximately one mile from Junction 13 of the M5 Motorway
- May suit a variety of uses (STP)
- Parking
- Exclusive Reception/Entrance

**01452 380064**

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**www.kurtwymansurveyors.co.uk**

### Location

Stonehouse Commercial Centre is prominently located off the A 419 Bristol Road; approximately one mile from Junction 13 of the M5 motorway, one mile from Stonehouse and four miles from Stroud.

### Description

Predominantly first floor open plan office/studio accommodation with additional ground floor offices and reception area.

Currently the accommodation has been cleared to provide large open plan accommodation which (STP) may suit a variety of uses.

At ground floor level there are two offices and large reception area. Stairs lead to the first floor via a glazed atrium to a second large reception area at first floor level.

New double glazed units have been installed throughout the first floor.

The unit benefits from large former ladies and gents cloakrooms and a separate former kitchen.

### Services

Mains electricity, water and drainage are connected to the property. We understand gas is available on site and may be brought to units at tenants own expense.

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

### Business Rates

The building is to be reassessed for business rates purposes

### EPC Rating

The property is to be reassessed for the EPC rating.

### Quoting Terms

£26,500 per annum exclusive.

### Legal Costs

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

### VAT

Rental is quoted exclusive of VAT.

**All viewings by prior appointment with:**

**Kurt Wyman Surveyors**

**01452 380064**

**info@kurtwymansurveyors.co.uk**

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