

# TO LET OFFICES

**178 - 950 SQ FT (16.5 - 88.3 SQ M)**



**Offices, Spring Mill Industrial Estate, Avening Road, Stroud, GL6 0BS**

**All Inclusive Rental | Popular Business Park | Car Parking**



## LOCATION

The property is situated in Spring Mill Business Park on the B4014 Avening road, approximately ¼ mile south of the busy market town of Nailsworth.

Nailsworth is a popular Cotswold town, 4 miles to the south of the larger town of Stroud.

The M5 motorway can be accessed at junction 13 (approx. 9 miles) from the property. The M4 can be accessed via junction 18 (approx. 15 miles) to the south.

## DESCRIPTION

- The property reflects the traditional mill style of the area
- Shared separate ladies and gents WC facilities
- Shared Kitchen
- Car parking

## AVAILABLE OFFICES

	Sq ft	Sq m
Front office	291	27
Middle office	481	44.7
Rear office	178	16.5



## KEY INFORMATION

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### SERVICES

All services are connected to the property.

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

### EPC

TBC

### RATING

The 2017 Rating List describes the property as Offices and Premises with a rateable value of £8,300. This is for all three offices so would need to be split.

### QUOTING TERMS

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

### QUOTING RENTAL

Front office only - £6,600 per annum

Middle office only - £8,760 per annum

Rear office only - £3,240 per annum

Rear & Middle - £11,520 per annum

All 3 offices together - £15,000 per annum

### 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  
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