

TO LET

**GROUND FLOOR REFURBISHED
OFFICE WITHIN FORMER MILL**

905 SQ FT (84.07 SQ M)

**Kurt
Wymman**
Surveyors & Property Agents



Suite 2, The Mill, Eastington Trading Estate, Eastington, Stroud, Gloucestershire, GL10 3RZ

1/2 mile to J13 of M5 Motorway | Newly Refurbished | Parking



LOCATION

The property is situated on Eastington Trading Estate, 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

- Recently refurbished well presented open plan ground floor office
- A former mill comprising natural stone to the elevations under a pitched profiled and insulated roof
- New aluminium double glazed windows providing good natural light
- Ladies and gents WCs and kitchen
- Access to disabled use WC
- 4 Car parking Spaces



KEY INFORMATION

SERVICES

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

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

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

TBC

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

£17,500 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**

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