

# TO LET

## 1ST FLOOR OFFICE SUITE

1,140 - 1,525 SQ FT (105.91 - 141.67 SQ M)

**Kurt  
Wymman**  
Surveyors & Property Agents



**Fern House, Daniels Industrial Estate, 104 Bath Road, Stroud, Gloucestershire GL5 3TJ**

**Close to Town Centre | Recently Refurbished | Car Parking**



## DESCRIPTION

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Fern House is a popular multi-let office building occupying a prominent position on Daniels Industrial Estate.

A recently refurbished 1st floor office suite the main features comprising:

- Predominantly open plan
- Separate managers office/meeting rooms
- Kitchen
- WC
- Secure building with coded front door access
- Dual aspect providing excellent natural light and views across surrounding countryside
- Generous Parking

## LOCATION

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Daniels Industrial Estate is situated on the Bath Road to the south of Stroud Town Centre.

The area is popular with commercial occupiers and benefits from excellent road links to J19 of the M5 Motorway via the A419. The M5 provides convenient direct routes to Gloucester, Cheltenham and Tewkesbury to the north and Bristol to the south.

## FLOOR AREAS

The Suite has a floor area of approximately 1,140 Sq ft (105.91 Sq m)

An adjacent office suite extending to approximately 385 Sq ft (35.77 Sq m) may also be available.

Both measured on a Net Internal Floor Area basis (NIA)



## LOCATION

## RATING

The suite to be reassessed for Business Rates Purposes.

## QUOTING TERMS

The suite is available by way of a new Internal Repairing and Insuring lease outside the Security of Tenure Provision of the Landlord and Tenant Act for a negotiable term of years.

A service charge is levied to cover the costs related to the upkeep and maintenance of the common parts of the estate and building. Further details available from the letting agents.

## QUOTING RENTAL

From £15,960 per annum exclusive.

## LEGAL COSTS

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

## VAT

All figures are quoted exclusive of VAT.

## SERVICES

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

LED lighting is installed.

Heating is via a communal 'traditional wet radiator' system.

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

## EPC

C-73



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**ALL VIEWINGS BY PRIOR  
APPOINTMENT WITH KURT  
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