

# TO LET

## 1ST & 2ND FLOOR OFFICES WITHIN FORMER MILL

2,468 - 4,936 SQ FT (229.36 - 458.56 SQ M)

**Kurt  
Wymman**  
Surveyors & Property Agents



**The Mill, Eastington Trading Estate, Eastington, Stroud, Gloucestershire, GL10 3RZ**

**1/2 mile to J13 of M5 Motorway | To be Refurbished | Parking**



## DESCRIPTION

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1st & 2nd floor offices within a former mill. The property comprises natural stone and brickwork to the elevations under a pitched and insulated roof. The main features comprise:

- A mix of open plan areas, board room and managers offices. The suite could be arranged back to an open plan floor plate.
- New aluminium double glazed windows providing good natural light
- Ladies and gents WCs and kitchen
- Car parking
- To be refurbished

## LOCATION

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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.



## KEY INFORMATION

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### **RATING**

The property is assessed as Workshop and Offices with a rateable value of £14,500 effective from 1st April 2023.

### **QUOTING TERMS**

The property is available as a whole ,or on an individual floor basis 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**

On application to the letting agents.

### **LEGAL COSTS**

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

### **VAT**

All prices are quoted exclusive of VAT.

### **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

The logo for Kurt Wyman Surveyors & Property Agents is displayed on a black rectangular background. It features a yellow triangle to the left of the word 'Wyman' in a large, bold, yellow font. Above 'Wyman' is the name 'Kurt' in a smaller, bold, yellow font. Below the company name, the text 'Surveyors & Property Agents' is written in a white, sans-serif font.

**Kurt  
Wyman**  
Surveyors & Property Agents

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