

TO LET

MODERN LIGHT INDUSTRIAL/STORAGE UNITS

3,408 SQ FT - 10,224 SQ FT (316.61 - 1949.82 SQ M)

**Kurt
Wymman**
Surveyors & Property Agents



Units 4-6 Spring Mill Business Park, Avening Road, Nailsworth GL6 0BS

3 Adjacent Units | Mezzanines Installed | Car Parking



DESCRIPTION

Modern industrial/storage units of portal steel frame construction. A mixture of reconstituted stone and profiled cladding to the elevations under a mixture of insulated pitched and profiled tiles roofs.

- Office and WCs installed
- Roller shutter loading door
- 6m eaves
- Vehicular access to warehouse
- Mezzanine installed

FLOOR AREAS

Measured on a Gross Internal Floor Area basis (GIA)

	Sq ft	Sq m
Unit 4		
Warehouse	2000	185.80
Office	450	41.81
Mezzanine	958	89.00
Total	3408	316.61
Unit 5		
Warehouse	2000	185.80
Office	450	41.81
Mezzanine	958	89.00
Total	3408	316.61
Unit 6		
Warehouse	2000	185.80
Office	450	41.81
Mezzanine	958	89.00
Total	3408	316.61

LOCATION

Spring Mills Business Park is situated on the B4014 Avening Road, approximately quarter of a 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)



LOCATION

RATING

The units are assessed for Business Rates Purposes as follows: (From April 23)

Unit 4 £19,000 - Warehouse & Premises

Unit 5 £16,750 - Workshop & Premises

Unit 6 £19,250 - Workshop & Premises

QUOTING TERMS

The units are available individually or as a whole by way of a new Internal Repairing and Insuring lease for a negotiable term of years.

A service charge of 8% is levied to cover the costs related to the upkeep and maintenance of the common parts of the estate.

QUOTING RENTAL

Unit 4 - £18,500 per annum

Unit 5 - £18,500 per annum

Unit 6 - £18,500 per annum

LEGAL COSTS

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

VAT

VAT will be charged on the rental & Service Charge

SERVICES

Three phase electricity, water , gas and drainage are connected to the properties.

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

EPC

Unit 4 C-61

Unit 5 D-95

Unit 6 TBC



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**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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