

TO LET

**DETACHED PRODUCTION/
WAREHOUSE WITH YARD**

10,290 SQ FT (955.95 SQ M)

**Kurt
Wymman**
Surveyors & Property Agents



Unit 12, Eastington Trading Estate, Eastington, Stroud, Gloucestershire, GL10 3RZ

1/2 mile to J13 of M5 Motorway | Surfaced Yard | New Lease



DESCRIPTION

A detached production/warehouse unit. The main features comprise :-

- Portal steel frame construction with a clear unobstructed production/warehouse area.
- Facing brickwork to the elevations under a pitched, profiled and insulated roof.
- Height to the eaves of circa 5.6m.
- Two storey offices incorporating WC's and kitchen area.
- Vehicular access via 2 nr roller shutter loading doors.
- Externally there is a substantial fenced, gated and surfaced yard area.
- Additional car parking is situated to the front of the property.

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.

Schedule of floor areas

The site extends to approximately 0.9 acre (0.36 ha). The property has the following floor areas measured on a Gross Internal Area basis (GIA).

	Sq ft	Sq m
Grd Flr Production/Warehouse	8,104	753
Grd Flr Offices, Kitchen & WCs	1,093	101.51
1st floor offices & WCs	1,093	101.51
Total	10,290	956.02



RATING

The property is described as Workshop & Premises with a Rateable Value of £82,000 effective from 1st April 2023.

QUOTING TERMS

The property is available by way of a new Full Repairing & Insuring lease for a negotiable term of years.

SECURITY OF TENURE

The letting will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 part II.

QUOTING RENTAL

£85,000 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.

KEY INFORMATION

SERVICES

Mains water, drainage and 3 phase electricity is connected to the property.

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

TBC



**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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