

TO LET

HIGH QUALITY OFFICES

2,651 - 5,361 SQ FT (246.30 - 498 SQ M)

**Kurt
Wymman**

Surveyors & Property Agents



New Mill Offices, Chestnut Lane, Stroud GL5 3EW

Well located | Car Parking | High Spec fit-out



LOCATION

Chestnut Lane is accessed directly off the A419 Cainscross Road, approximately 1 mile to the west of Stroud Town Centre.

The popular commercial location benefits from excellent road links both to Stroud and also Junction 13 of the M5 Motorway via the A419. It provides convenient access to Gloucester, Cheltenham and the Midlands to the North and Bristol and the Southwest to the South.

The property is situated close to the Thames/Severn Canal, currently being restored and providing a scenic walk or cycle into the centre of Stroud.

DESCRIPTION

A two storey former mill building of facing brickwork to the elevations under a pitched slate roof.

- High quality office accommodation
- 1000 Mbps internet speeds up and down.
- A mix of spacious open plan and cellular offices
- Well appointed WCs & Kitchen areas
- Ample car parking
- Good natural light; feature windows
- Available as whole building or individual floors

Floor Schedule

	Sq Ft	Sq M
Ground Floor	2,651	246.30
First Floor	2,710	251.75
TOTAL	5,361	498.05

Approximate and measured on a Net Internal area basis.



RATING

The 2023 Rating List shows the site has two assessments for Business Rates purposes:

- Ground Floor described as 'Offices and Internal Storage' with a rateable Value - £18,000
- First Floor described as 'Offices' with a rateable Value - £20,750

QUOTING TERMS

The property is available to lease on Full Repairing And Insuring terms for a negotiable term of years.

QUOTING RENTAL

£53,610 per annum exclusive for the whole.

LEGAL COSTS

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

VAT

All figures are quoted exclusive of VAT.

KEY INFORMATION

SERVICES

We understand all mains services are connected to the property.

Heating is via a gas fired boiler and wall mounted radiators.

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

EPC

E-102

**ALL VIEWINGS WITH PRIOR
APPOINTMENT WITH KURT
WYMAN SURVEYORS**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website www.kurtwymansurveyors.co.uk

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