

# TO LET

## GROUND FLOOR OFFICE/LIGHT PRODUCTION UNIT

### 2,365 SQ FT (219.71 SQ M)

**Kurt Wymman**  
Surveyors & Property Agents



**Suite 2, The Mill, Eastington Trading Estate, Eastington, Stroud, Gloucestershire, GL10 3RZ**

**1/2 mile to J13 of M5 Motorway | Good Natural Light | Parking**



## DESCRIPTION

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Ground floor office/Light Production unit within a former mill. The property comprises natural stone and brickwork to the elevations under a pitched and insulated roof. The main features comprise:

- Predominantly open plan with distinct working areas
- Separate meeting room
- New aluminium double glazed windows throughout.
- Ladies and gents WCs fitted out to a high quality
- Shower facilities
- Roller Shutter Loading Door
- Allocated car parking

## 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

### RATING

The property is currently assessed for Business Rates (April 2023) as Workshop, Offices & Premises with a rateable value of £12,500

### QUOTING TERMS

The property is available by way of a new Full Repairing And Insuring lease (Via a service Charge ) 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

£35,475 per annum exclusive.

### LEGAL COSTS

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

### VAT

All prices are quoted exclusive of VAT.

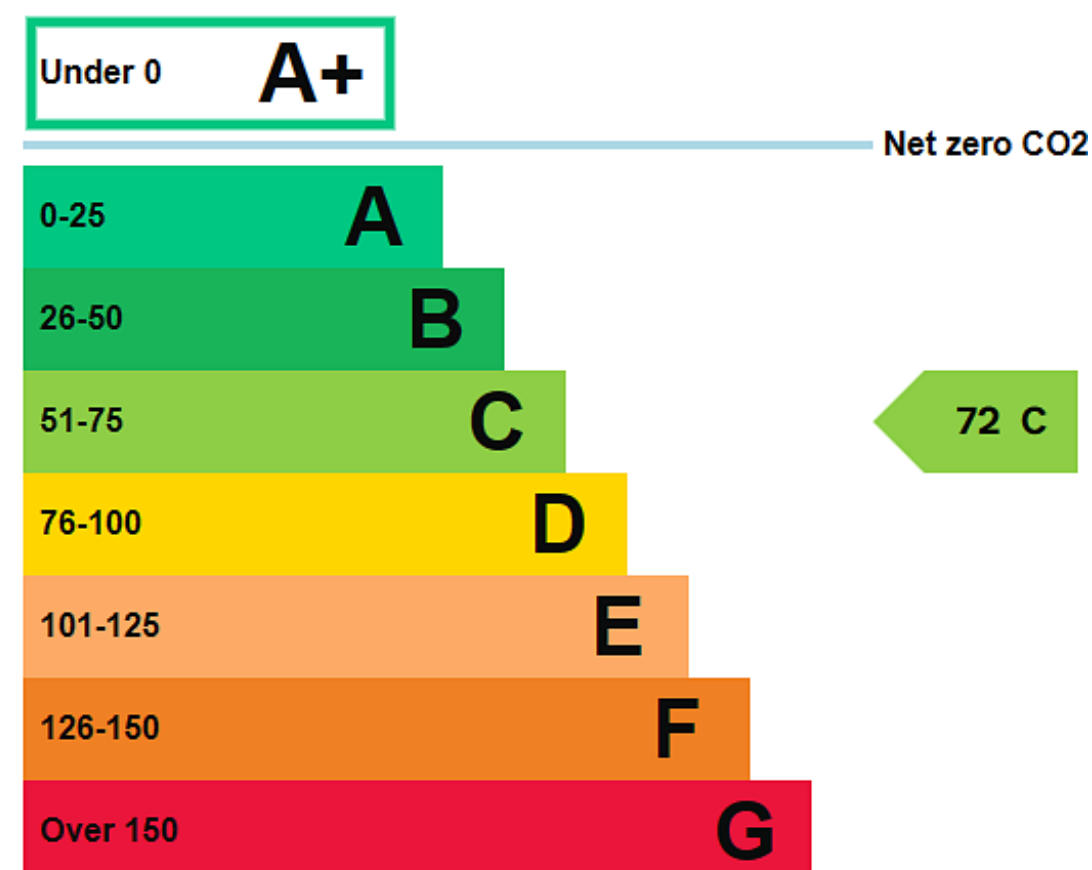
### SERVICES

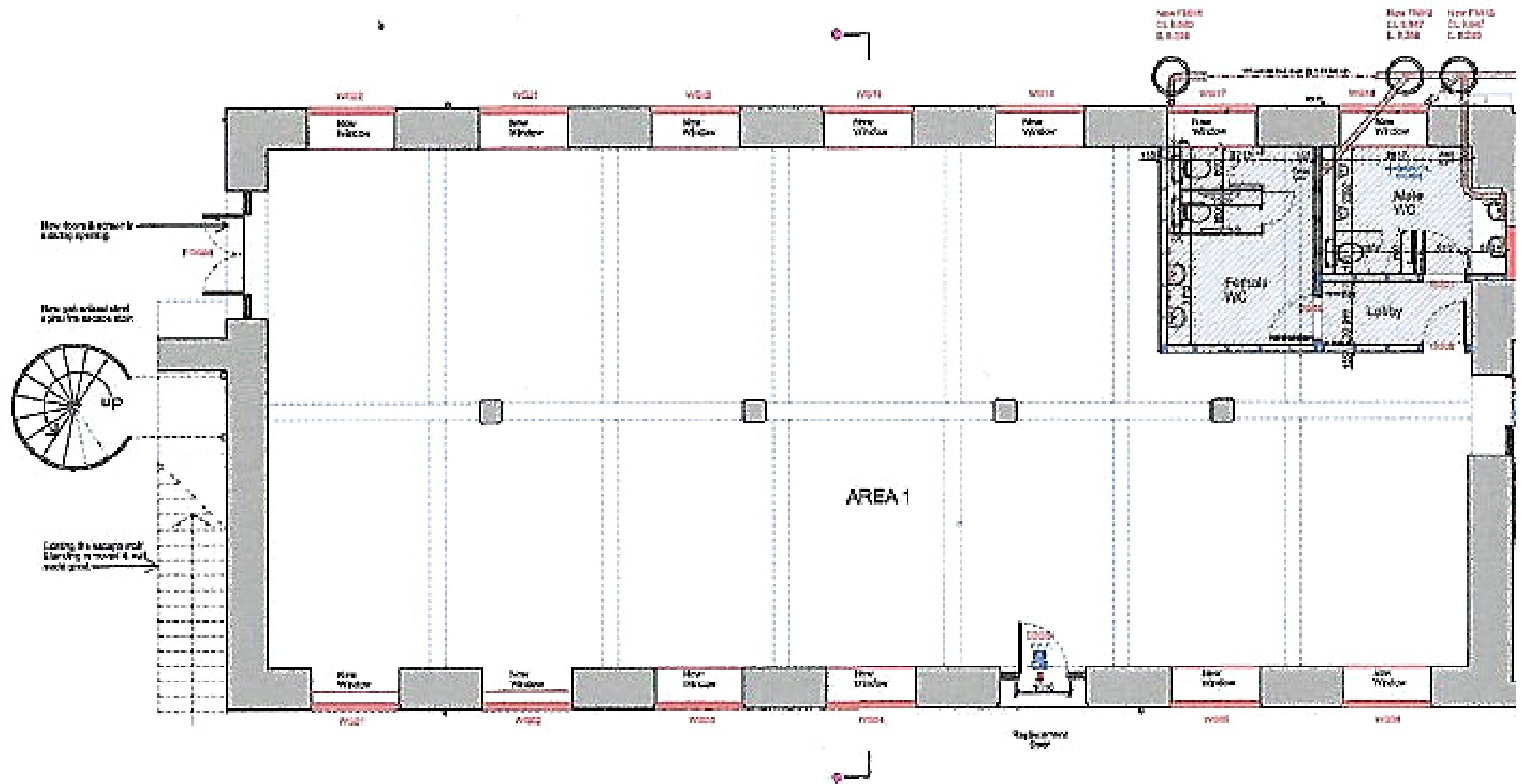
Mains water, drainage, electricity and gas are connected to the property.

Heating is via a 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)





Proposed Ground Floor Plan (1:50)



## ALL VIEWINGS BY PRIOR APPOINTMENT WITH KURT WYMAN SURVEYORS

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