

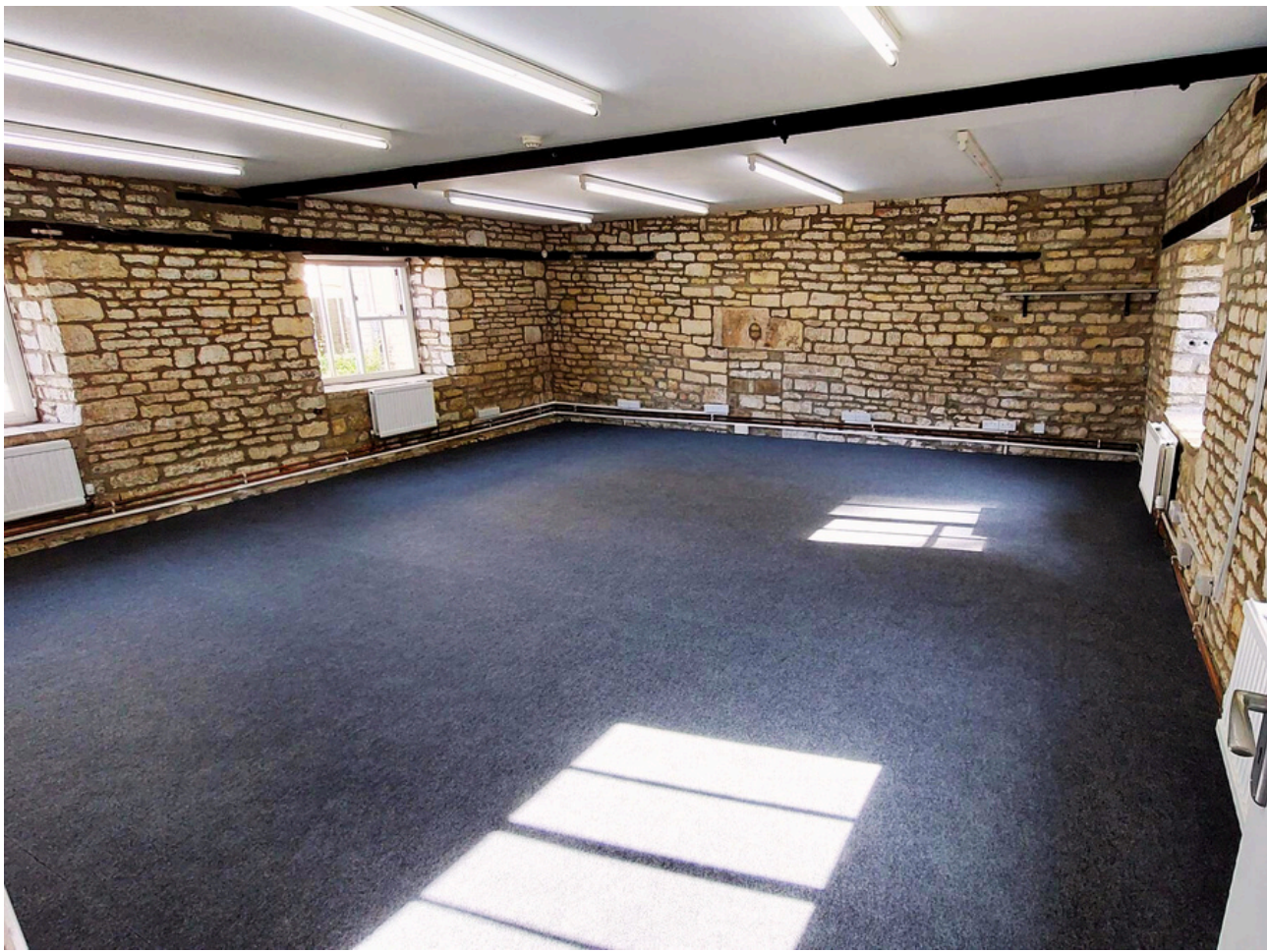
# TO LET OFFICES

**631 SQ FT (58.62 SQ M)**



**6-8 , Spring Mill Industrial Estate, Avening Road, Stroud, GL6 0BS**  
**Characterful Suite | Popular Business Park | Car Parking**





## DESCRIPTION

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The Office buildings are of Natural stone to the elevation under a pitched and tiled roof.

Offices 6, 7 & 8 are situated on the first floor of the business centre building.

Main features:

- Open plan layout with three distinct working areas.
- Shared Kitchen
- Allocated Parking

## FLOOR SCHEDULE

	Sq ft	Sq m
Office 6	176	16.35
Office 7- 8	455	42.27
Total	631	58.62

The property is situated in Spring Mill Business Park on the B4014 Avening road, approximately ¼ 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) from the property. The M4 can be accessed via junction 18 (approx. 15 miles) to the south.





## RATING

The 2023 Rating List describes the property as Offices and Premises with a rateable value of £7,800. This is for all three offices.

## QUOTING TERMS

The property is available by way of a new lease on a full repairing and insuring basis for a negotiable term of years.

## QUOTING RENTAL

£8,850 pa

A Service charge of £2,900 pa is payable on this suite and includes Heating ,lighting , communal cleaning and building & estate management.

## LEGAL COSTS

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

## VAT

All prices are quoted exclusive of VAT.

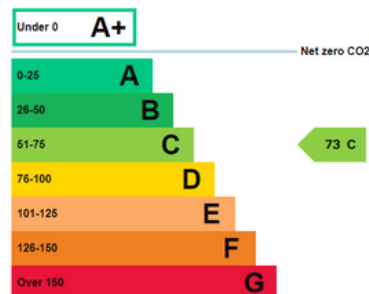
## SERVICES

All services are connected to the property.

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

## EPC

This property's energy rating is C.







**Kurt  
Wyman**  
Surveyors & Property Agents

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