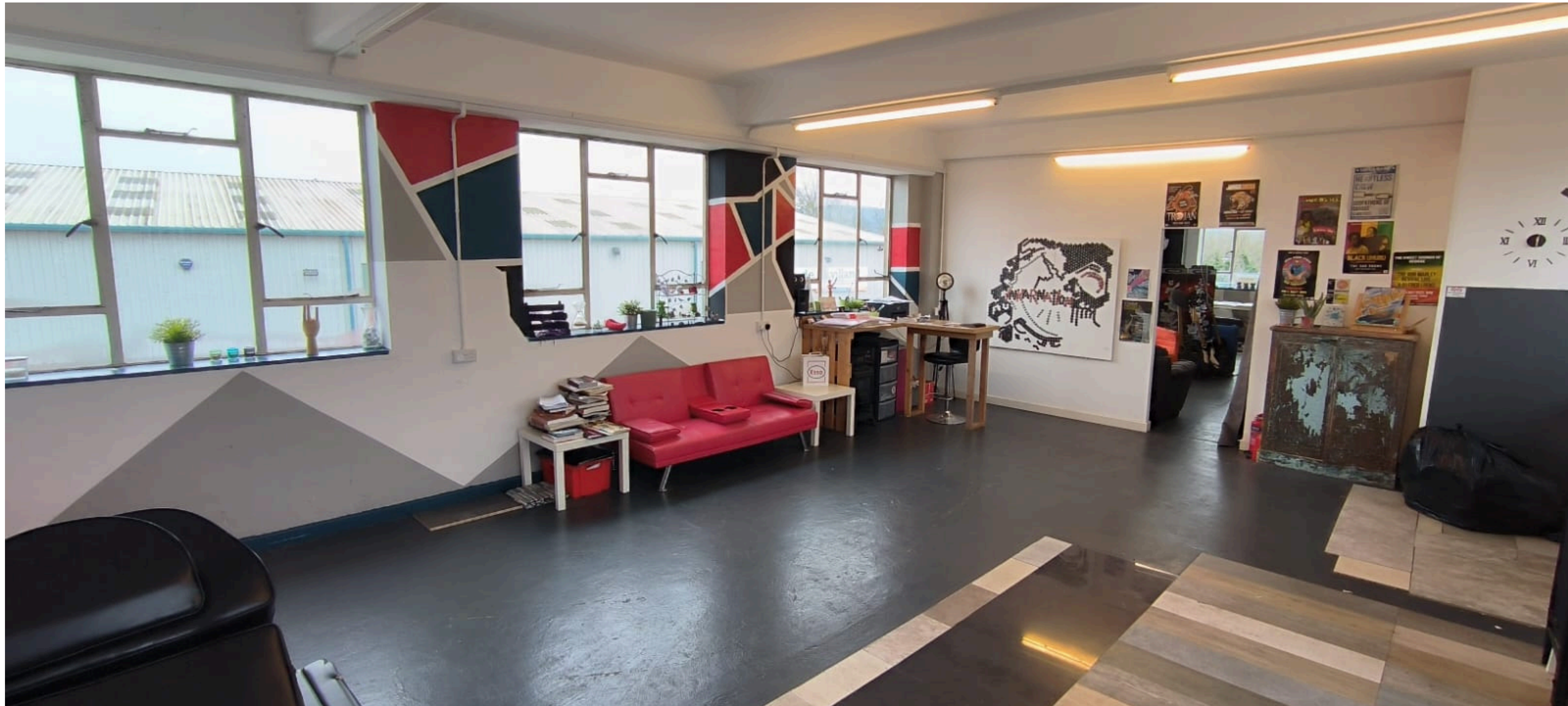


TO LET

1ST FLOOR OFFICE

1,204 SQ FT (111.93 SQ M)

**Kurt
Wyman**
Surveyors & Property Agents



Unit 6B , Stonehouse Commercial Centre, Bristol Road Stonehouse, Stroud GL10 3RD

Situated just off A419 | New lease Available | 2 Allocated Parking Spaces



LOCATION

Stonehouse Commercial Centre is proximately located off the A 419 Bristol Road; approximately one mile from Junction 13 of the M5 motorway, one mile from Stonehouse and four miles from stroud.

SERVICES

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

Note: none of these have been tested by Kurt Wyman Surveyors.

EPC

The property has an EPC rating of E

RATING

The April 2023 rating describes the property 'Offices and Premises' with a ratable value of £7,500

DESCRIPTION

Unit 6B occupies an end terrace position facing onto the busy A419 into Stroud from the M5 motorway.

The studio benefits from excellent natural light throughout with windows to all aspects. Access is from a shared ground floor hallway however there is also an external staircase offering alternative outside access.

- Available April 2025
- 2 allocated Parking Spaces
- 1st floor self contained studio
- May suit flexible Use (STC)

KEY INFORMATION

QUOTING TERMS

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

QUOTING RENTAL

£10,500 per annum exclusive

Service Charge

A Service charge is payable for the maintenance and up keep of the building.

LEGAL COSTS

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

VAT

All figures are quoted exclusive of VAT.



**Kurt
Wyman**
Surveyors & Property Agents

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

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