

TO LET

GROUND FLOOR OFFICE SUITE/STUDIO

2,064 SQ FT (191.75 SQ M)

**Kurt
Wyman**
Surveyors & Property Agents



Suite 7, Fern House, Daniels Industrial Estate, 104 Bath Road, Stroud. GL5 3TJ

Close to Town Centre | Flexible Accommodation | Car Parking



LOCATION

What 3 Words location : [///speeds.lace.removals](https://speeds.lace.removals).

The area is popular with commercial occupiers and benefits from excellent road links to J19 of the M5 Motorway via the A419. The M5 provides convenient direct routes to Gloucester, Cheltenham and Tewkesbury to the north and Bristol to the south.

DESCRIPTION

Fern House is a popular multi-let office building occupying a prominent roadside position on Daniels Industrial Estate.

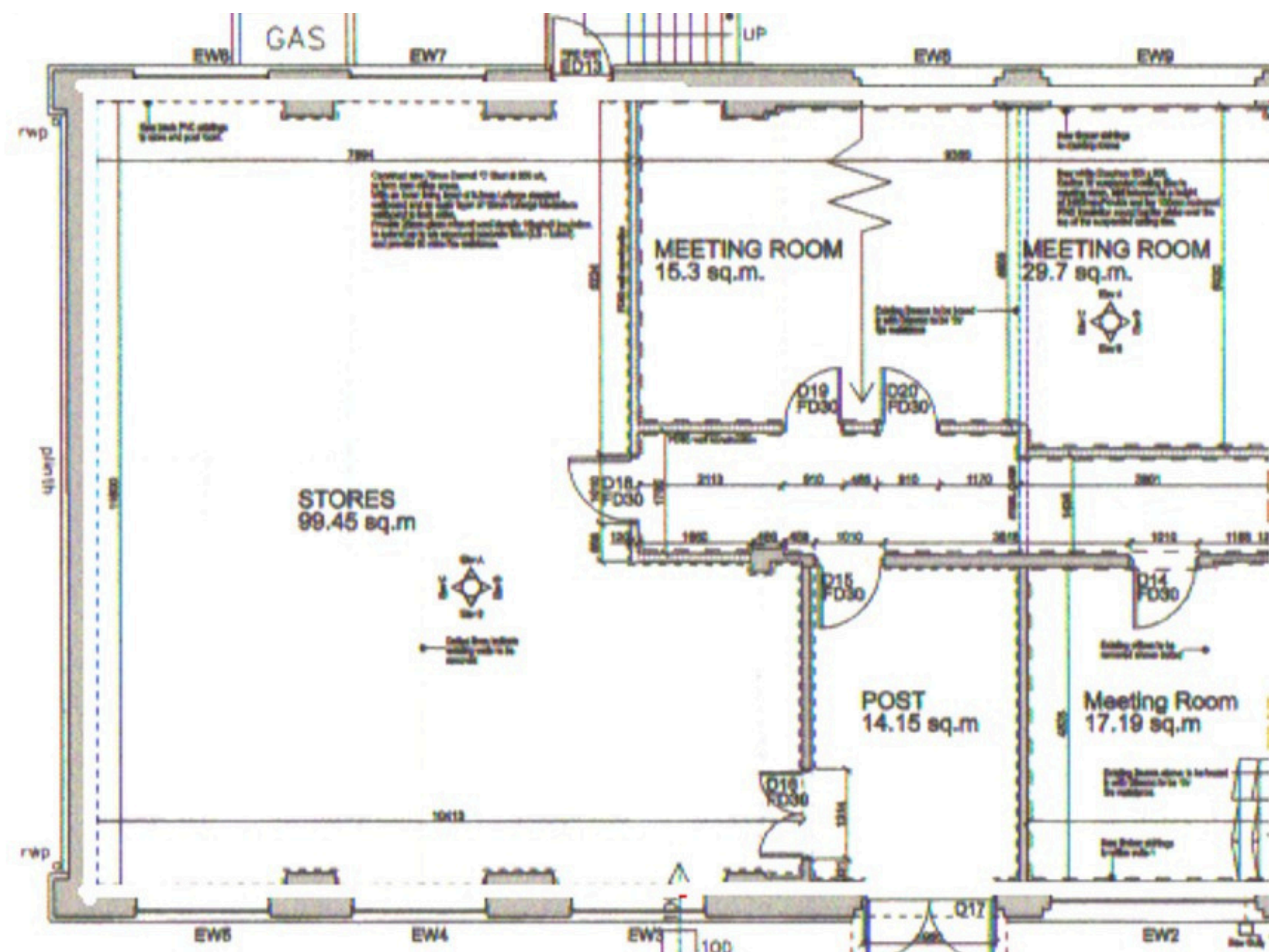
The Ground Floor suite may suit a variety of uses Subject to planning) given the predominantly open plan nature of the layout and exclusive entrance directly off the main car park.

- Well maintained building
- Flexible layout
- Exclusive Kitchen
- Modern Communal WCs
- Secure building with coded front door access
- Dual aspect providing excellent natural light
- Generous Parking

FLOOR AREAS

The Suite has a floor area of approximately 2,064 Sq ft (191.75 Sq m)

Measured on a Net Internal Floor Area basis (NIA)



RATING

For Business Rating the suite is assessed as: Offices and Premises with an assessment of £10,750 per annum.

QUOTING TERMS

The suite is available by way of a new Internal Repairing and Insuring lease outside the Security of Tenure Provision of the Landlord and Tenant Act for a negotiable term of years.

A service charge is levied to cover the costs related to the upkeep and maintenance of the common parts of the estate and building.

QUOTING RENTAL

£28,900 per annum

LEGAL COSTS

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

VAT

All figures are quoted exclusive of VAT.

SERVICES

Mains electric, water and drainage are connected to the property.

LED lighting is installed.

Heating is via a communal 'traditional wet radiator' system.

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

EPC

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Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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