# TO LET

## **MODERN INDUSTRIAL/STORAGE UNIT**

## 3,207 SQ FT (297.93 SQ M) ADDITIONAL MEZZANINE STORAGE OF 1,142 SQ FT (106.13 SQ M)



## Unit 2, Springfield Business Centre, Stonehouse, GL10 3SX Parking | Excellent Access To J13 of M5 Motorway | Refurbished





Springfield Business Centre is located on the popular Stroudwater Business Park near Stonehouse in Gloucestershire.

The site benefits from excellent road links being ½ mile from Junction 13 of the M5 Motorway giving access to Bristol to the South with Gloucester, Cheltenham and the Midlands to the North.

What 3 Words Location ///tiredness.tribe.scorpions

## DESCRIPTION

A modern, mid terrace industrial/storage unit of steel frame construction with a mixture of profiled insulated cladding and facing brickwork to the elevations under a pitched, insulated and profiled roof.

The main features comprise:

- Insulated up and over loading door.
- Reception, WCs and office on ground floor.
- High Quality first floor office.
- Mezzanine storage floor.
- 8 marked car parking spaces

#### **Schedule of Floor Areas**

The property has a following approximate floor areas measured on a Gross Internal Area (GIA) basis.

Area	<u>SQ FT</u>	<u>SQ M</u>
Ground Floor	2,503	232.54
First Floor Offices	704	65.40
Mezzanine Storage	1,142	106.13
Total	4,349	401.07



#### SERVICES

Water, drainage and electricity are connected to the property.

Heating via wet radiators and air conditioning to the offices.

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

#### RATING

The Rating list shows the property is assessed for rating purposes as follows : Described as - Factory and Premises Rateable Value - £21,250

#### **QUOTING TERMS**

The property is available by way of a new Full Repairing and Insuring lease for a negotiable term of years.

#### **QUOTING RENTAL**

£34,950 per annum exclusive.

#### **LEGAL COSTS**

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

#### VAT

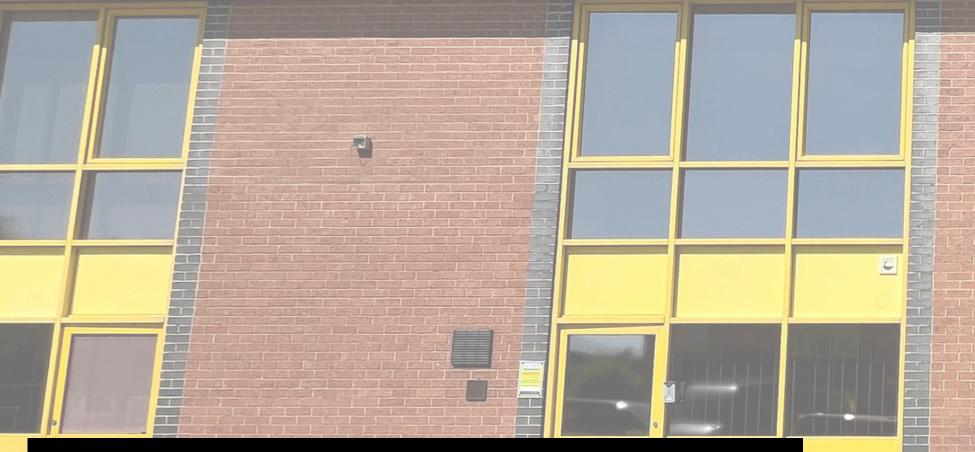
All rentals are quoted exclusive of VAT.

**EPC** 

EPC rating of D-97







# 

Surveyors & Property Agents

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

Tel: 01452 380064 Email: info@kurtwymansurveyors.co.uk Website www.kurtwymansurveyors.co.uk

Disclaimer: These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

Sales & Lettings | Rent Review & Lease Renewal | Valuations | Investment | Acquisition Advice | Property Management

