

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)

**Kurt
Wymman**
Surveyors & Property Agents



Unit 2, Springfield Business Centre, Stonehouse, GL10 3SX

Parking | Excellent Access To J13 of M5 Motorway | Refurbished



LOCATION

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



**KEY
INFORMATION**

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





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**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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