

TO LET

OFFICE /WORK UNIT 1,472 SQ FT (136.75 SQ M)



10B SALMON SPRINGS TRADING ESTATE, STROUD, GLOUCESTERSHIRE, GL6 6NU

Ground Floor Unit | Popular Location | New Lease Available

DESCRIPTION

Ground floor office/light industrial unit with the main features comprising:

- Predominantly open plan work areas.
- WC and Kitchen.
- Exclusive entrance with ramp access
- May suit a variety of uses (STP)
- UPVC double glazed windows.

Salmon Springs Trading Estate is situated adjacent to the A46, Painswick Road on the outskirts of Stroud Town Centre. The A46 is one of the main arterial routes into Stroud.

Salmon Springs is a popular trading estate and is home to a wide range of both local and national companies including the Royal Mail, Kitchen Garden Foods, R & D Blinds, Matchplay Snooker Club and Malthouse Collective.



SERVICES

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

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

EPC

The property has an EPC rating of C - 59.

SERVICE CHARGE

A service charge is levied to cover the upkeep and maintenance of the common parts of the building and estate. The current charge is based upon 8% of the passing rental.

RATING

The 2023 Rating list shows the property is described as “Store and Premises” with a rateable value of £7,400.

QUOTING TERMS

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

Further details available from the letting agents.

QUOTING RENTAL

£10,750 per annum exclusive payable quarterly in advance.

VAT

VAT is not chargeable on rental.

LEGAL COSTS

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



**Kurt
Wyman**
Surveyors & Property Agents

**ALL VIEWINGS WITH PRIOR
APPOINTMENT WITH KURT
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