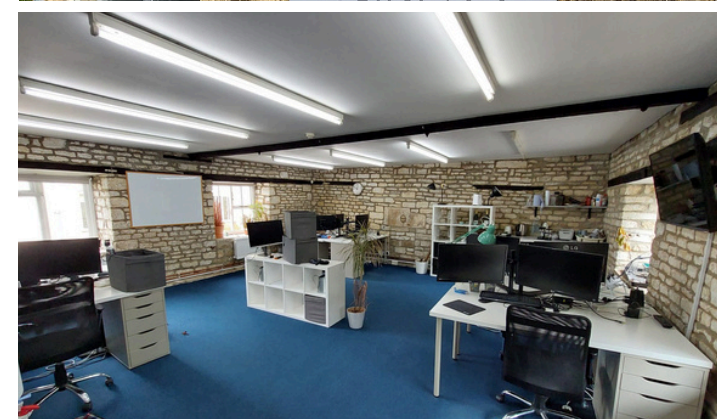


TO LET OFFICES

631 SQ FT (58.62 SQ M)



6-8 , Spring Mill Industrial Estate, Avening Road, Stroud, GL6 0BS
Characterful Suite | Popular Business Park | Car Parking



LOCATION

The property is situated in Spring Mill Business Park on the B4014 Avening road, approximately ¼ mile south of the busy market town of Nailsworth.

Nailsworth is a popular Cotswold town, 4 miles to the south of the larger town of Stroud.

The M5 motorway can be accessed at junction 13 (approx. 9 miles) from the property. The M4 can be accessed via junction 18 (approx. 15 miles) to the south.

DESCRIPTION

The Office buildings are of Natural stone to the elevation under a pitched and tiled roof.

Offices 6, 7 & 8 are situated on the first floor of the business centre building.

Main features:

- Open plan layout with three distinct working areas.
- Shared Kitchen
- Allocated Parking

FLOOR SCHEDULE

	Sq ft	Sq m
Office 6	176	16.35
Office 7- 8	455	42.27
Total	631	58.62



KEY INFORMATION

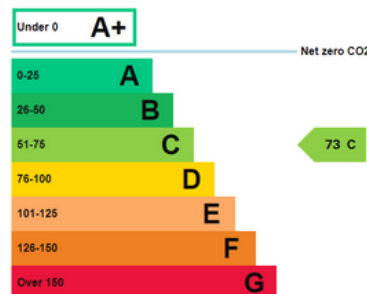
SERVICES

All services are connected to the property.

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

EPC

This property's energy rating is C.



RATING

The 2023 Rating List describes the property as Offices and Premises with a rateable value of £7,800. This is for all three offices.

QUOTING TERMS

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

QUOTING RENTAL

£8,850 pa

A Service charge of £2,900 pa is payable on this suite and includes Heating ,lighting , communal cleaning and building & estate management.

LEGAL COSTS

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

VAT

All prices are quoted exclusive of VAT.



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

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