

TO LET

MODERN WAREHOUSE/WORKSHOP

970 SQ FT (90.12 SQ M)



Unit 11, Springfield Business Centre, Stonehouse. GL10 3SX
Excellent access to J13 of M5 Motorway | New Lease available | Car Parking



LOCATION

Springfield Business Centre is located off Brunel Way in the popular Stroud Water Business Park Area of Stonehouse.

Close to Junction 13 of the M5 Motorway with easy access to Stroud (3 miles) and Gloucester and the North.

DESCRIPTION

Unit 11 comprises a mid terrace light industrial unit of portal steel frame construction with blockwork and facing brickwork to the front elevation.

- Predominantly open plan with blockwork storage area.
- WC
- Newly Refurbished
- 4 Car Parking Spaces
- Mezzanine Storage
- **Not Suitable for Automotive use.**

The property has a floor area of approximately 970 sq ft (90.12 Sq m) measured on a Gross Internal Area (GIA) Basis



KEY INFORMATION

SERVICES

Water, drainage and three phase electricity are connected to the property.

There is no heating installed

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

RATING

The 2023 Rating list shows the property is described as ' Warehouse and Premises' with a Rateable Value of £7,400.

EPC

The property is exempt from EPC requirements.

QUOTING TERMS

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

QUOTING RENTAL

£14,750 per annum exclusive.

LEGAL COSTS

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

VAT

VAT is not chargeable on the rental.



**Kurt
Wyman**
Surveyors & Property Agents

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