

# TO LET

## GOUND FLOOR OFFICE SUITE/STUDIO

2,064 SQ FT (191.75 SQ M)

**Kurt  
Wymman**  
Surveyors & Property Agents



**Suite 7, Fern House, Daniels Industrial Estate, 104 Bath Road, Stroud. GL5 3TJ**

**Close to Town Centre | Flexible Accommodation | Car Parking**



## LOCATION

---

What 3 Words location : [///speeds.lace.removals](http://speeds.lace.removals).

The area is popular with commercial occupiers and benefits from excellent road links to J19 of the M5 Motorway via the A419. The M5 provides convenient direct routes to Gloucester, Cheltenham and Tewkesbury to the north and Bristol to the south.

## DESCRIPTION

---

Fern House is a popular multi-let office building occupying a prominent roadside position on Daniels Industrial Estate.

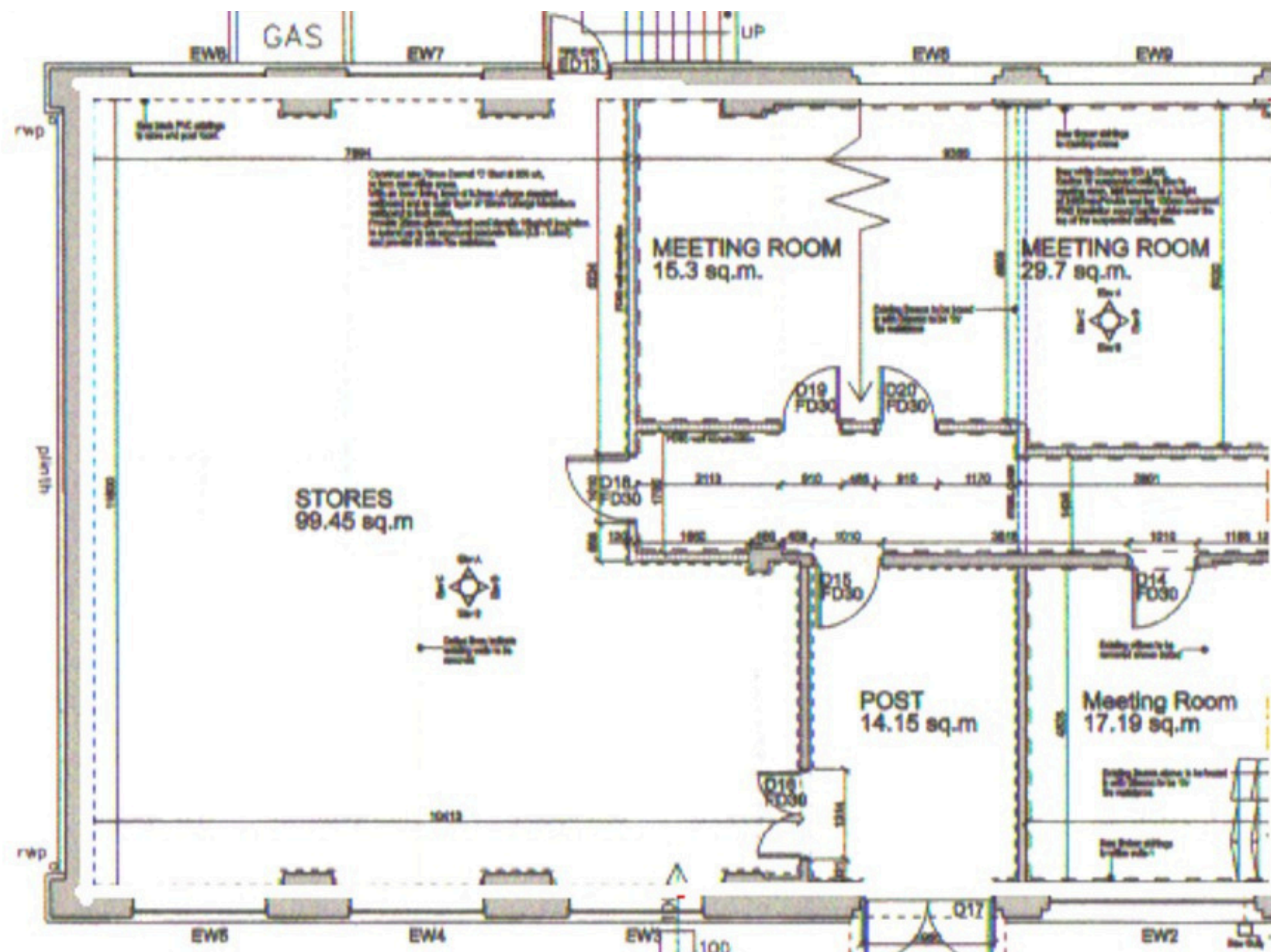
The Ground Floor suite may suit a variety of uses (Subject to planning) given the predominantly open plan nature of the layout and exclusive entrance directly off the main car park.

- Well maintained building
- Flexible layout
- Exclusive Kitchen
- Modern Communal WCs
- Secure building with coded front door access
- Dual aspect providing excellent natural light
- Generous Parking

## FLOOR AREAS

The Suite has a floor area of approximately 2,064 Sq ft (191.75 Sq m)

Measured on a Net Internal Floor Area basis (NIA)



## RATING

For Business Rating the suite is assessed as: Offices and Premises with an assessment of £10,750 per annum.

## QUOTING TERMS

The suite is available by way of a new Internal Repairing and Insuring lease outside the Security of Tenure Provision of the Landlord and Tenant Act for a negotiable term of years.

A service charge is levied to cover the costs related to the upkeep and maintenance of the common parts of the estate and building.

## SERVICES

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

LED lighting is installed.

Heating is via a communal 'traditional wet radiator' system.

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

## EPC

C-73

## QUOTING RENTAL

£28,900 per annum

## LEGAL COSTS

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

## VAT

All figures are quoted exclusive of VAT.



**Kurt  
Wyman**  
Surveyors & Property Agents

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

**Tel: 01452 380064**

**Email: [info@kurtwymansurveyors.co.uk](mailto:info@kurtwymansurveyors.co.uk)**

**Website [www.kurtwymansurveyors.co.uk](http://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**