

# TO LET

**GROUND FLOOR REFURBISHED  
OFFICE WITHIN FORMER MILL**

**905 SQ FT (84.07 SQ M)**

**Kurt  
Wymman**  
Surveyors & Property Agents



**Suite 2, The Mill, Eastington Trading Estate, Eastington, Stroud, Gloucestershire, GL10 3RZ**

**1/2 mile to J13 of M5 Motorway | Newly Refurbished | Parking**





## LOCATION

---

The property is situated on Eastington Trading Estate, off Spring Hill at Eastington.

Spring Hill links directly to the A419 providing direct access to Stonehouse and Stroud to the East, and Junction 13 of the M5 Motorway to the West.

The M5 Motorway provides excellent road links to Bristol and the Southwest to the South and Gloucester, Cheltenham and the Midlands to the North.

## DESCRIPTION

---

- Recently refurbished well presented open plan ground floor office
- A former mill comprising natural stone to the elevations under a pitched profiled and insulated roof
- New aluminium double glazed windows providing good natural light
- Ladies and gents WCs and kitchen
- Access to disabled use WC
- 4 Car parking Spaces





## KEY INFORMATION

### **RATING**

The property to be reassessed for Business rates on occupation.

### **QUOTING TERMS**

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

### **SECURITY OF TENURE**

The letting will be outside of the security of tenure provisions of the Landlord and Tenant Act 1954 part II.

### **QUOTING RENTAL**

£17,500 per annum exclusive to be paid quarterly in advance.

### **LEGAL COSTS**

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

### **VAT**

All prices are quoted exclusive of VAT.

### **SERVICES**

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

Heating is via a communal gas fired boiler and a traditional 'wet' radiator system.

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

### **ENERGY PERFORMANCE CERTIFICATE (EPC)**

C- 72





**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.