

TO LET

WAREHOUSE UNIT

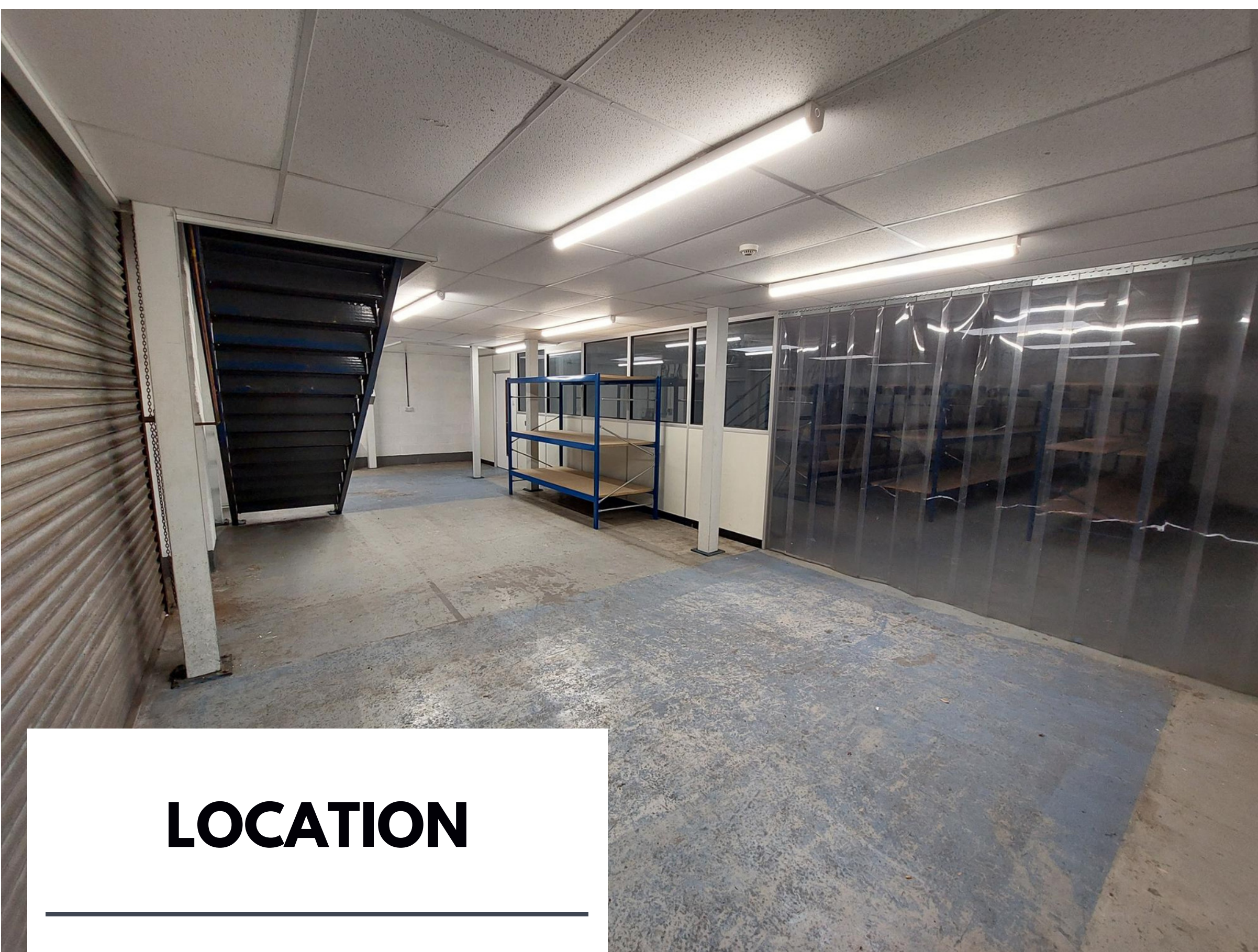
2,974 SQ FT (275.32 SQ M)

Kurt Wymman
Surveyors & Property Agents



Unit 1 Spring Mill Business Park, Avening Road, Nailsworth GL6 0BS

Roller Shutter Door | Car Parking | Offices | Well managed site



LOCATION

Spring Mills Business Park is situated on the B4014 Avening Road, approximately quarter of a 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).

DESCRIPTION

Modern industrial/storage unit of portal steel frame construction. A mixture of reconstituted stone and profiled cladding to the elevations under a mixture of insulated pitched and profiled tiled roofs.

Features:

- Offices and 2 Nr WCs installed
- Roller shutter loading door
- Mezzanine (561 sq ft)
- Vehicular access to warehouse
- Allocated and Communal Parking

Existing mezzanine fit out may be removed dependant upon tenant requirement.

FLOOR AREAS

	SQ FT	SQ M
Warehouse	2,019	186.57
Offices	394	36.66
Mezzanine	561	52.09
Total	2,974	275.32

Measured on a Gross Internal Floor Area basis (GIA)



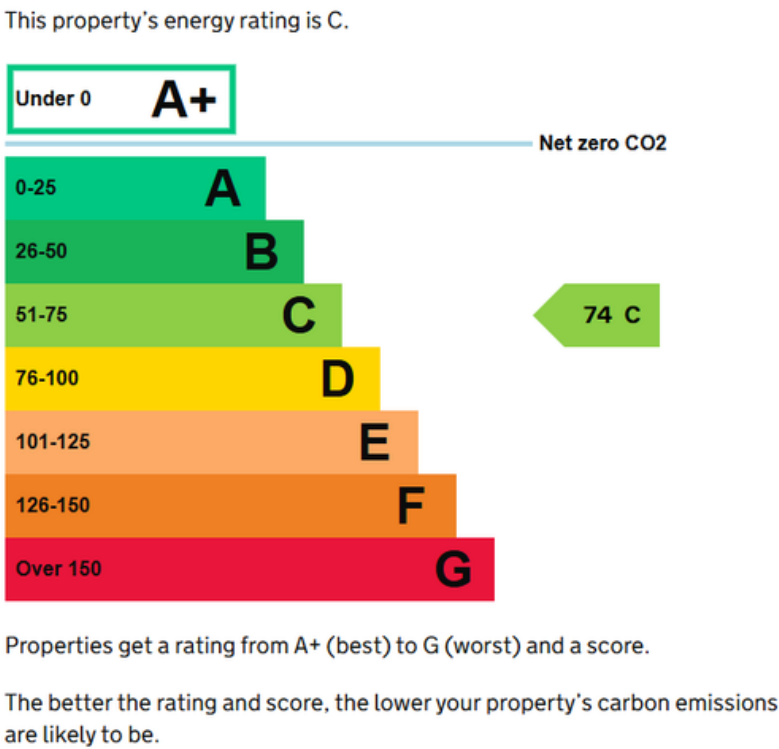
KEY INFORMATION

SERVICES

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

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

Energy Performance Certificate (EPC)



RATING

Under the 2026 Valuation the property is described as as 'Workshop and Premises' with an assessment of £19,750 per annum

QUOTING TERMS

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

A service charge of 8% is levied to cover the costs related to the upkeep and maintenance of the common parts of the estate.

QUOTING RENTAL

£22,000 per annum
A site service charge of 8% plus VAT of passing rent is applicable.

LEGAL COSTS

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

VAT

VAT will be charged on the rental & Service Charge



Surveyors & Property Agents

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

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website 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