

# Unit 19

Hope Mills Business Centre, Stroud, GL5 2SE

**HW** Hawkins  
Watton



## TO LET

4,204 SQ FT  
(390.56 SQ M)

**£23,940 PER ANNUM**

- Convenient location, accessed from A419 close to Stroud
- New lease available on flexible terms

Self-contained industrial  
unit on popular estate

[hawkinswatton.co.uk](http://hawkinswatton.co.uk)  
01453 753753

## Summary

Available Size	4,204 sq ft
Rent	£23,940 per annum
EPC Rating	Upon enquiry

## Location

The property is located on Hope Mills Business centre at Brimscombe approximately 2 miles outside Stroud and easily accessed via the A419 Stroud to Cirencester Road. Motorway access is available at Junction 13 of the M5 and Junction 14 of the M4.

## Description

The property comprises of a self-contained terraced industrial unit, currently used as an artist studio. The unit further benefits from a 3-phase electricity supply, a roller shutter door 3.6m high and 4.5m wide. There is a separate kitchen and WC and parking.

Internal fittings: The existing equipment and fitting associated with the studio belonging to the current tenant can be acquired if needed by separate negotiation with the tenant.

## SERVICES

We have not tested any of the existing service installations and interested parties are advised to obtain independent specialist advice regarding the condition of the service connections.

## RATINGS

Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

## TERMS

The property is available by way of a new Lease at a commencing rental of £23,940 p.a. exclusive, (£1995 per month) for a term of years to be agreed. There is no additional service charge.

## EPC

Awaiting an EPC.

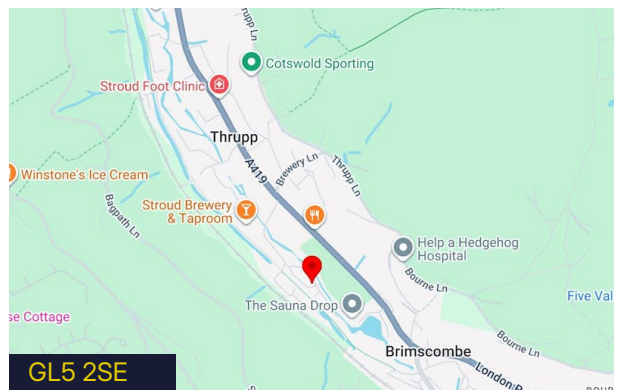
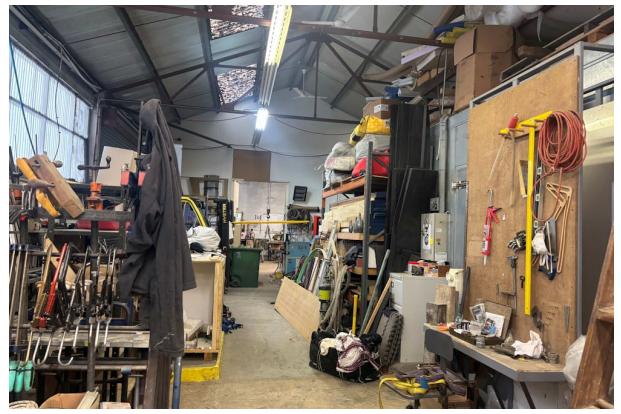
## COSTS

Each party will be liable for their own legal costs of the transaction

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,204	390.56
<b>Total</b>	<b>4,204</b>	<b>390.56</b>



## Viewing & Further Information



**John Hawkins**

01453 753753 | 07596 764276

john@hawkinswatton.co.uk



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