



TO LET

2,338 TO 7,228 SQ FT
(217.21 TO 671.50 SQ M)

£25,000 - £75,000 PER ANNUM

Double bay relatively
modern industrial unit

- Convenient location on London Road (A419) in popular estate
- New lease available
- Potential to let as 2 separate units

Summary

Available Size	2,338 to 7,228 sq ft
Rent	£25,000 - £75,000 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property is located within the Stafford Mill estate, accessed from the London Road approximately one mile east of Stroud. Stroud is the third largest town in Gloucestershire benefitting from excellent road links to the nearby centres of Bristol, Gloucester, Cheltenham and Cirencester.

Description

The property comprises of 2 bays of relatively modern industrial/warehouse space. The larger main bay 1 benefits from an eve height of approx. 9m and there are 2 roller shutter doors to each bay.

Bay 1 contains additional mezzanine stores and there is a separate office block at the front. Externally there is generous parking and good access.

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 £75,000 p.a. exclusive, for a term of years to be agreed, The property is NOT elected for VAT. Alternatively, there is the potential to split the building into two units with the following rentals:-

- Building 1: £50,000 per annum
- Building 2: £25,000 per annum

EPC

Awaiting an EPC.

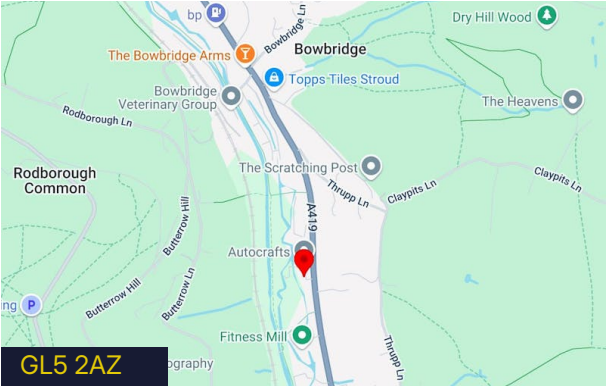
COSTS

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
Unit - Building 1 incorporating mezzanine	3,470	322.37
Mezzanine	1,420	131.92
Unit - Building 2 incorporating office	2,104	195.47
Ground - Office	234	21.74
Total	7,228	671.50



Viewing & Further Information



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