



TO LET

CAMBRIDGE: UNIT 6 CAMBRIDGE MILLS, DURSLEY ROAD, GL2 7AA



- Brand new unit with workshop/storage space on the ground floor with modern offices above.
- Available by way of a new lease for a term to be agreed.
- 6 allocated parking spaces.
- Total area 149.8 sq m (1,615 sq ft)

COMMERCIAL AGENCY | PROFESSIONAL CONSULTANCY | MANAGEMENT

LOCATION

Cambridge Mills is situated just off the A38 in the middle of Cambridge. The area enjoys excellent road communications with access to the M5 motorway within 3 miles to the north and 10 miles to the south via the A38. Dursley and Stroud lie some 5 and 8 miles to the southeast and north respectively and there is a mainline railway station on the outskirts of Cam.

DESCRIPTION

The property will comprise a brand new detached industrial unit of part brick, part clad elevations under a pitched roof with tile covering. Access will be provided by two vehicular doors and an aluminium framed double glazed pedestrian door.

The accommodation will include a workshop/warehouse, office, kitchen and WC on the ground with 2 further offices and a WC on the first floor. The offices will be finished to a high specification and include painted plastered ceilings and walls, LED lighting, aluminium framed double glazed windows, Velux windows, gas fired central heating and flooring throughout.

There will be 6 allocated parking spaces.

ACCOMMODATION

Approximate gross internal area

Ground floor		
Warehouse	57.2 sq m	615 sq ft
Office	46.3 sq m	500 sq ft
First floor		
Office	46.3 sq m	500 sq ft
TOTAL	149.8 sq m	1,615 sq ft

PLANNING

Within Classes B1, B2 or B8 of the Use Classes Order 1987.

ASH & Co CS LLP for themselves and for the Vendors or Lessors of this property whose agents we are give notice that:

1. These particulars are believed to be correct. Their accuracy is not guaranteed and they do not form part of any contract.
2. No person in the employ of ASH CS LLP has authority to make or give any representation or warranty in relation to this property.
3. All rents, prices and premiums are quoted exclusive of VAT, if applied.

4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.

6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084. Registered office: 10 Pullman Court, Great Western Road, Gloucester GL1 3ND.

TERMS

The property is offered by way of a new full repairing and insuring lease for a term to be agreed.

RENT

On application.

RATES

The property will need to be assessed for rates at completion. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

SERVICE CHARGE

A charge will be levied by the landlord to cover the costs associated with the upkeep and maintenance of the common areas.

VAT

The property is elected for VAT.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING

Simon McKeag sjm@ashproperty.co.uk

Or

Rebecca Rigg rer@ashproperty.co.uk

Or

Harry Pontifex hjp@ashproperty.co.uk

Tel: 01452 300433 or 01242 237274