

**The Chapel, Brimscombe Port Business Park,
Brimscombe, Stroud, GL5 2QN.**

 **Offices**

 **Stroud**

 **To Let**

 **171.68 m2 (1,848 ft2)**





The Chapel, Brimscombe Port

Refurbished self-contained office building providing high quality accommodation over 2 floors with a good parking allocation.

Location

Brimscombe Mill is located in the Golden Valley, near Stroud, Gloucestershire. The mill is situated near Brimscombe Port and adjacent to the A419, which connects to the M5 motorway.

It is a historically significant site which is undergoing a major transformation aiming to serve not just Brimscombe and Thrupp but the entire canal corridor.

Description

The Mill is a Grade II Listed, former stone-built mill located within the historic Brimscombe Port. This inland port was the principal hub of activity on the Thames and Severn Canal from the late 18th to the late 19th century.

The Chapel has been refurbished to provide modern open plan offices while retaining its original character. The accommodation is over 2 floors and includes an attractive entrance area, WC facilities and fully fitted kitchen.

The specification includes painted plastered walls and ceilings, LED lighting, carpet floor covering and it is heated by way of a gas central heating system via radiators.

The suite has allocated spaces in the communal car park.

Accommodation

(Approximate net internal area)

Ground Floor	81.94 m2	(882 ft2)
First Floor	89.74 m2	(966 ft2)
Total	171.68 m2	(1,848 ft2)

Rates

The Rateable Value appearing on the Valuation Office Agency website is £16,500.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The property is available by way of an assignment of an existing lease for a term to expire 14th July 2033. The annual rent is £17,500 with a rent review and break clause due on the 15th July 2028. The landlord may consider a new lease, subject to terms.

Planning

Offices.

Service Charge

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

Energy Performance Certificate

The EPC Rating for the property is D-91 and is valid until 15th August 2034.

VAT

The property has been registered for VAT.

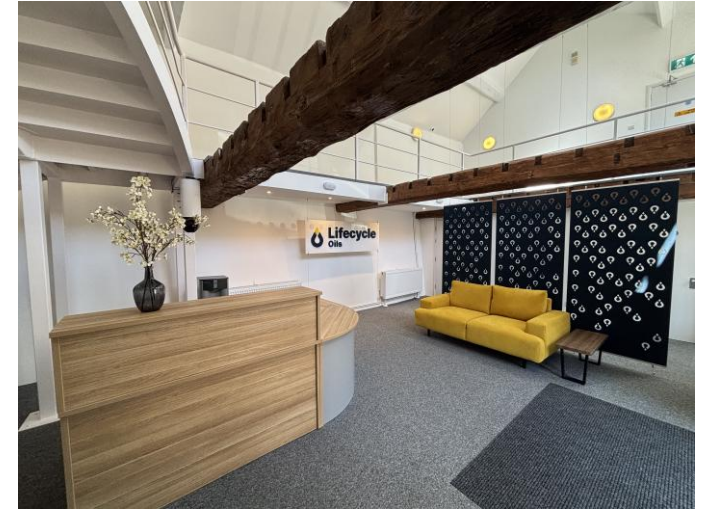
Legal Costs

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





The Chapel, Brimscombe Port





Request a viewing

For further information or to request a viewing, please get in touch

Key contacts



Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly, we recommend you obtain advice from a specialist source.

