





Unit B4 Phoenix Trading Estate

Industrial warehouse unit situated on an established industrial estate within 2 miles of Stroud Town Centre. Potential for a range of uses.

Location

The unit is situated on the established Phoenix Trading Estate, Thrupp which is approximately 2 miles east of the centre of Stroud and the A419 Cirencester road. The Estate is situated in a recognised industrial area and is set in a pleasant environment alongside a stream. Stroud is 12 miles west of Cirencester, 11 miles south of Gloucester and served by key connections to the Motorway Network by Junction 13 of the M5 which is 4 miles to the west of Stroud.

Description

The property comprises a mid-terraced unit of steel portal frame construction with part clad and part brick elevations with blockwork party walls. The roof is profile insulated cladding and incorporates translucent panels at regular intervals and access to the unit is by way of a pedestrian door or vehicular roller shutter door.

A mezzanine floor has been installed to provide two full floors of accommodation with workshops on the ground floor and offices above.

The offices have been finished to a good specification and the walls are a combination of part painted blockwork and part plastered finish and there are suspended ceilings throughout. Additional glazing has been installed at first floor level on both the front and rear elevations, which helps enhance the natural light throughout. The property is heated via a gas fired boiler.

3 allocated parking spaces are provided with space to load/unload.

The property has an EPC Rating of C-73.

Accommodation

(Approximate gross internal area)

Ground Floor	105.84 sq m	(1139 sq ft)
First Floor	101.50 sq m	(1093 sq ft)
TOTAL	207.34 sq m	(2232 sq ft)

Planning

Within Classes E and B8 of the Use Classes Order 1987.

Rates

The Rateable Value appearing on the Valuation Office Agency website is £10,250.

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

Terms

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

Service Charge

A charge is levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

Rent

£12,500 per annum exclusive.

VAT

The property is elected for VAT.

Legal Costs

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





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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



Harry Pontifex BSc (Hons) MRICS

 harry@ashproperty.co.uk

 07917 886176

www.ashproperty.co.uk

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We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

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