

Ebley Mill, Westward Road, Ebley, Stroud GL5 4UB.

 **Offices**

 **Stroud**

 **To Let**

 **394 m2 (4,241 ft2)**





Ebley Mill, Stroud

Open plan office accommodation with lift access to all floors. Suites available up to 394 sq m (4,241 sq ft).

Location

The property is situated adjacent to the Stroudwater Navigation Canal, just off Westward Road, approximately 1½ miles from Stroud Town Centre and 4 miles from Junction 13 of the M5 Motorway. The immediate area is predominantly residential with a number of new developments having been completed in recent years. The property is also situated close to a hairdressers, café/wine bar, a gym and children's soft play centre.

Description

The property is a Grade II* Listed Building dating from the 19th Century. It has been used for a variety of uses until it was acquired by Stroud District Council in 1986 and converted into offices. The property retains several period features, such as exposed beams and provides quality accommodation to include the following:

Accommodation (approx. net internal area)

Suite	M2	Ft2
Ground floor	394	4,241
Second floor	308.57	3,321

- Open plan space
- Lift serving all floors
- Raised access floors except ground floor
- Male and Female WC facilities and kitchenettes
- Allocated parking adjacent to the building

The property has a DEC rating of D-85.

Rates

The entries appearing on the Valuation Office Agency website are as follows:

Ground floor:	£25,750
Second floor:	£17,750

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

Rent

Rent on application.

Planning

Within Class E of the Use Classes Order 1987.

Terms

The suites are offered by way of new internal repairing and insuring leases for a term to be agreed.

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.

VAT

The property is exempt from VAT however; the Council may opt to tax if it needs to do so.

Legal Costs

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





Ebley Mill, Stroud






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

Ollie Hambling

 ollie@ashproperty.co.uk

 01452 300433

www.ashproperty.co.uk

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Money Laundering Regulations 2017

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.

Misrepresentation Act 1967

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