

**West Suite, Ground Floor, The Mill, Brimscombe
Business Park, Stroud GL5 2QG.**

 **Offices**

 **Stroud**

 **To Let**

 **131.55 m2 (1,416 ft2)**





West Suite, Ground Floor, The Mill

Open plan office suite with a generous parking allocation. Available by way of a new lease for a term to be agreed.

Location

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

It is a historically significant site which is undergoing a proposed 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 property comprises an open plan office suite situated on the ground floor and it benefits from two access doors, one leading directly from the outside.

The specification includes painted plastered walls and ceilings, LED lighting, carpet floor covering and it is heated by via water source heat pump central heating system. There is a fully fitted communal kitchen, male and female WCs and a shower is provided.

The suite has 5 allocated spaces in the communal car park.

Accommodation

(Approximate net internal area)

131.55 m2 (1,416 ft2).

Rates

The Rateable Value appearing on the Valuation Office Agency website is £13,000. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The suite is offered by way of a new effectively full repairing and insuring terms via a service charge.

Rent

£14,500 per annum exclusive.

Planning

Within Class E of the Use Classes Order 1987.

Service Charge

A charge will be levied to cover the communal costs and those associated with the upkeep and maintenance of the common area and external and structural repairs to the building.

Energy Performance Certificate

The EPC Rating for the property is C-57 and is valid until 7 October 2031.

VAT

The property has been registered for VAT.

Legal Costs

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





West Suite, Ground Floor, The Mill





Request a viewing

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

Key contacts

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