





Unit 30 Stroud Business Centre

Modern industrial unit in an accessible location within 1 mile of Junction 13 of the M5. Would suit a range of light industrial, storage or trade counter uses.

Location

The property is situated on Stroud Business Centre, a modern development constructed approximately 30 years ago. It is located 1.5 miles from Junction 13 of the M5 motorway, being accessed via the A419 trunk road. Major occupiers in the area include ABB, Renishaw, Muller and Schlumberger.

Description

The property is of steel portal frame construction with external elevations of part cladding and part brickwork and the roof is pitched and covered with lined cladding incorporating translucent skylights. It is accessed from a single pedestrian door of a vehicular roller shutter door.

The accommodation comprises a workshop/store and office and kitchen point and male and female WCs re provided.

The offices are finished to a good specification to include painted plastered walls, suspended ceiling with inset lights, carpet flooring and it is heated by electric wall mounted heaters.

Externally, there is parking directly outside the unit, together with an area for loading and unloading.

An EPC is being prepared.

Accommodation

(Approximate gross internal area)

109.62 sq m (1,180 sq ft)

Rates

The Rateable Value appearing on the Valuation Office Agency website is £9,800.

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

Planning

Light industrial, offices, trade counter and storage within Classes E and B8 of the Use Classes Order.

Terms

The property is offered by way of a new full repairing and insuring 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

£10,000 per annum exclusive.

VAT

VAT will be applicable on the rent and other landlord's supplies.

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



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