

**Suite 6, The Mill, Brimscombe Business Park,
Stroud, GL5 2QG.**

 **Offices**

 **Stroud**

 **To Let**

 **182.57 m² (1965 ft²)**





Suite 6, The Mill, Brimscombe Port Business Park

Modern open plan office suite with available parking.

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 Business Park and is adjacent to the A419, which connects to the M5 motorway.

It is a historically significant site which is undergoing a proposed a 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 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 via a 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 allocated parking.

Accommodation

(Approximate Net Internal Area)

182.57 m² (1965 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 lease.

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Rent

£20,000 per annum.

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 areas and external and structural repairs to the building.

EPC

The EPC rating for the property is D-91 and expires in August 2034.

VAT

VAT is applicable when making payments on the rent and service charge.

Legal Costs

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





Suite 6, The Mill, Brimscombe Port Business Park





Request a viewing

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

Key contacts

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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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