





The Chapel, Brimscombe Port

Refurbished self-contained office building providing high quality accommodation over 2 floors with a good parking allocation.

Location

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

It is a historically significant site which is undergoing a major 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 Chapel has been refurbished to provide modern open plan offices while retaining its original character. The accommodation is over 2 floors and includes an attractive entrance area, WC facilities and fully fitted kitchen.

The specification includes painted plastered walls and ceilings, LED lighting, carpet floor covering and it is heated by way of a gas central heating system via radiators.

The suite has allocated spaces in the communal car park.

Accommodation

(Approximate net internal area)

Ground Floor	81.94 m2	(882 ft2)
First Floor	89.74 m2	(966 ft2)
Total	171.68 m2	(1,848 ft2)

Rates

The Rateable Value appearing on the Valuation Office Agency website from April 2026 is £18,000.

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

Terms

The property is available by way of an assignment of an existing lease for a term to expire 14th July 2033. The annual rent is £17,500 with a rent review and break clause due on the 15th July 2028. The landlord may consider a new lease, subject to terms.

Planning

Offices.

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.

Energy Performance Certificate

The EPC Rating for the property is D-91 and is valid until 15th August 2034.

VAT

The property has been registered for VAT.

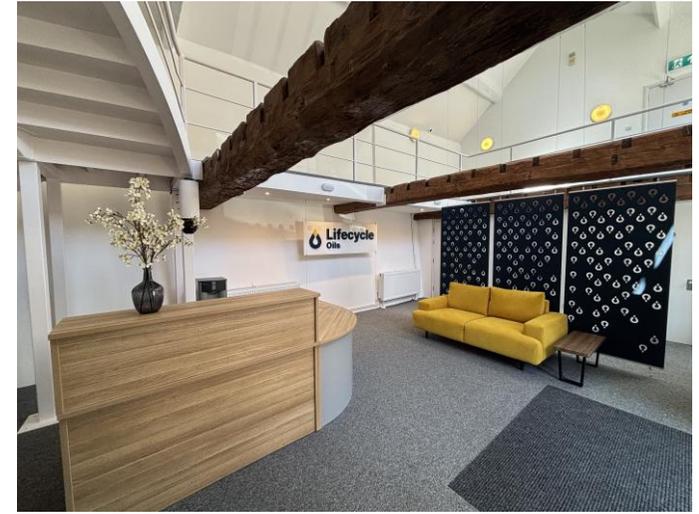
Legal Costs

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

Oliver Hambling

 OliverHambling@ashproperty.co.uk

 01452 300433

www.ashproperty.co.uk

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